



38 Claybury, Bushey, WD23 1FT

**A TOP FLOOR 2 BEDROOM FLAT
COMMUNAL ENTRANCE & ENTRY PHONE SYSTEM
OWN ENTRANCE HALL
16FT LIVING ROOM, FITTED KITCHEN, 2 BEDROOMS BATHROOM
GAS CENTRAL HEATING, DOUBLE GLAZING
WELL MAINTAINED COMMUNAL GARDENS
RESIDENTS PARKING
CONVENIENT LOCATION CLOSE TO ALL LOCAL AMENITIES
OFFERED FOR SALE WITH NO UPPER CHAIN**

Price £320,000 Leasehold

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

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www.churchillsbushey.co.uk

These particulars are believed to be materially correct though their accuracy is not guaranteed and they do not form part of any contract

ENTRANCE HALL

Double glazed window to the front, entry phone system, large storage cupboard, meter cupboard, radiator

LIVING ROOM

16'5" (5m) x 10'9" (3.28m)
Dual aspect room with double glazed windows with extensive views to the front and side



FITTED KITCHEN

11'4" (3.45m) x 5'3" (1.6m)
Range of wall and base units with working surfaces, stainless steel sink unit with mixer tap, built in oven and hob and extractor hood over, built in microwave, plumbing for washing machine, space for fridge freezer, cupboard housing wall mounted gas fired combination boiler, double glazed window, vinyl flooring, radiator



BEDROOM 1

13'3" (4.04m) x 9'0" (2.74m)
Storage cupboard, radiator, double glazed window



BEDROOM 2

13'3" (4.04m) x 6'9" (2.06m)
Radiator, double glazed window



BATHROOM

Tiled shower cubicle, vanity unit with wash hand basin, low flush wc, part tiled walls, ladder radiator, vinyl flooring

OUTSIDE

COMMUNAL GARDENS

RESIDENTS PARKING

LEASE DETAILS

999 years from March 1967
(944 years remaining)

Service Charge: Approx
1200.00 per annum

COUNCIL TAX

Hertsmere Borough Council

Tax Band C

£1730.85 2022/2023



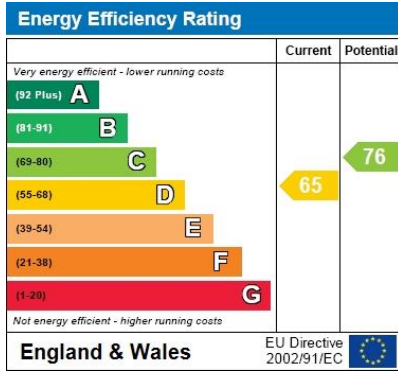
FLOORPLAN

Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**ENERGY PERFORMANCE
GRAPH**



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