



19 Heath Lodge, High Road, Bushey Heath, WD23 1NR

A SPACIOUS 2 BEDROOM 2 BATHROOM FIRST FLOOR FLAT
SITUATED WITHIN A GATED DEVELOPMENT
IN THE HEART OF BUSHEY HEATH
VIDEO ENTRY PHONE SYSTEM
ENTRANCE LOBBY & HALLWAY
16FT LIVING ROOM WITH BALCONY, FITTED KITCHEN
BEDROOM 1 WITH ENSUITE BATHROOM
FURTHER BEDROOM, SHOWER ROOM
GAS CENTRAL HEATING, DOUBLE GLAZING
UNDERCOVER ALLOCATED PARKING, GARAGE IN BLOCK
WELL MAINTAINED COMMUNAL GARDENS
WITHIN WALKING DISTANCE OF LOCAL AMENITIES
OFFERED FOR SALE WITH NO UPPER CHAIN

Price £380,000 Leasehold

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

020-8950-0033

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

GATED DEVELOPMENT

Pedestrian and vehicle access through secured gates

COMMUNAL ENTRANCE

Video entry phone system, staircase leading to all floors

ENTRANCE LOBBY

ENTRANCE HALL

Video entry phone system, airing cupboard housing lagged hot water cylinder

LIVING ROOM

16'0" (4.88m) x 12'0" (3.66m)
Double glazed windows and sliding doors leading on to the balcony

KITCHEN/ BREAKFAST ROOM

16'2" (4.93m) x 9'6" (2.9m) Max
Range of wall and base units, working surfaces, stainless steel sink unit with drainer and mixer tap, Built in eye level Zanussi double oven, Zanussi ceramic hob, hot plate and extractor hood over, built in dishwasher and fridge freezer, plumbing for washing machine, cupboard housing wall mounted gas fired Potterton central heating boiler, tiled floor, space for breakfast table

BEDROOM 1

13'3" (4.04m) x 11'6" (3.51m) Max
Double glazed window, fitted wardrobe cupboards with mirrored sliding doors, door to



ENSUITE BATHROOM

Fully tiled. Panelled bath with independent shower over, low flush wc, vanity unit incorporating wash hand basin, shaver point, fitted wall mirror, chrome ladder radiator, extractor fan



BEDROOM 2

9'6" (2.9m) x 7'6" (2.29m)
Double glazed window

SHOWER ROOM

Fully tiled. Independent shower cubicle, vanity unit incorporating wash hand basin, low flush wc, chrome ladder radiator, mirrored wall cabinet, extractor fan



OUTSIDE

COMMUNAL GARDENS

Well maintained communal gardens



UNDERCOVER PARKING

Allocated parking- Bay No 19

Ample visitor parking within grounds

GARAGE

In a block within the development with up and over door to the front



LEASE DETAILS

We have been informed by the vendors that there is a 158 year lease on the property from 1975 (with 110 years remaining)

GROUND RENT: £250.00 per annum

SERVICE CHARGE: £1064.20 every 6 months

COUNCIL TAX

Hertsmere Borough Council

Tax Band E

£2379.93 2022/2023



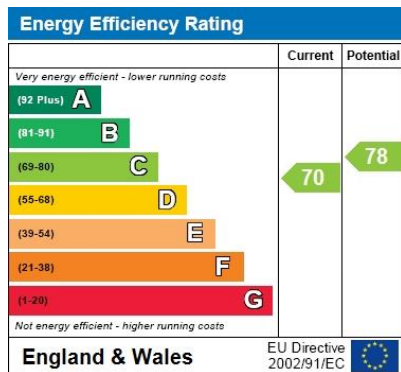
FLOORPLAN

First 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.
Made with Metropix ©2022

**ENERGY PERFORMANCE
GRAPH**



Churchills Independent Estate Agents have prepared these particulars/plans as accurately and reliably as possible, as a guide to prospective purchasers. Any points of concern arising from the particulars/plans should be clarified with this office before travelling some distance to view the property. Measurements are approximate and subject to variation and must not be relied on for the purpose of ordering carpets, furnishings etc. No person in the employ of Churchills Independent Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property or its fittings. None of the statements contained in these particulars are to be relied on as statements of representations of fact.

Further details of all our properties can be obtained by visiting our web site at : www.churchillsbushey.co.uk