



34 The Vale, Vale Road, Bushey, WD23 2FT

**A MODERN 1 BEDROOM GROUND FLOOR FLAT
WELL MAINTAINED THROUGHOUT
COMMUNAL ENTRANCE WITH ENTRY PHONE SYSTEM
OWN ENTRANCE HALL
25FT OPEN PLAN KITCHEN/ LIVING ROOM WITH BALCONY
DOUBLE BEDROOM, SHOWER ROOM
GAS CENTRAL HEATING, DOUBLE GLAZING
SECURE UNDERGROUND PARKING
SOUGHT AFTER CONVENIENT LOCATION
LONG LEASE
WITHIN WALKING DISTANCE OF BUSHEY MAIN LINE STATION
OFFERED FOR SALE WITH NO UPPER CHAIN**

Price £325,000 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

COMMUNAL ENTRANCE

Entry phone system, staircase to all floors including stairs to secure underground parking

ENTRANCE HALL

Dark wood flooring, large storage cupboard housing boiler & fuse board, entry phone

KITCHEN/ LIVING ROOM

25'2" (7.67m) x 10'6" (3.2m)
Modern kitchen with a range of wall and base units, working surfaces, 1 1/2 bowl stainless sink unit with mixer tap and drainer, integrated electric oven, ceramic hob with chimney hood over, integrated fridge freezer, washing machine and dishwasher, inset spot lights, dark wood flooring, double glazed single door and double glazed patio doors to balcony

BEDROOM

12'7" (3.84m) x 9'3" (2.82m)
Double glazed window overlooking the balcony

SHOWER ROOM

Large independent shower cubicle, inset wash hand basin, low flush wc, chrome ladder radiator, large wall mounted mirror, inset spot lights, extractor fan, dark wood flooring

OUTSIDE

BALCONY

To the front of the property with space for patio table and chairs

SECURE UNDERGROUND PARKING

Electronic gates lead to underground secure parking space for one car, staircase to all floors



LEASE DETAILS

The vendors inform us that the lease is 125 years with 119 years remaining

SERVICE CHARGE

The vendor informs us that the current service charge is £1210.40 per annum and a ground rent of £300.00 per annum

COUNCIL TAX

Hertsmere Borough Council

Tax Band C

£1730.85 2022/2023

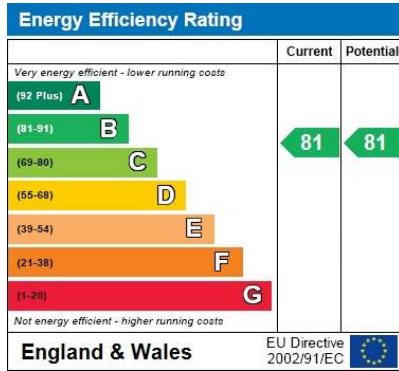


Ground Floor



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**ENERGY PERFORMANCE
GRAPH**



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