



74 Claybury, Bushey, WD23 1FT

**A TOP FLOOR 1 BEDROOM FLAT
COMMUNAL ENTRANCE WITH ENTRY PHONE SYSTEM
STAIRCASE TO ALL FLOORS
OWN ENTRANCE LOBBY
14FT OPEN PLAN KITCHEN/ LIVING ROOM
BEDROOM, BATHROOM
GAS CENTRAL HEATING, DOUBLE GLAZING
WELL MAINTAINED COMMUNAL GARDENS
CONVENIENT LOCATION CLOSE TO ALL LOCAL AMENITIES
OFFERED FOR SALE WITH NO UPPER CHAIN**

Price £215,000 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, well maintained communal area with staircase to all floors

ENTRANCE LOBBY

Wood flooring, cupboard housing wall mounted combination boiler, plumbing for washing machine, fuse board

OPEN PLAN KITCHEN/ LIVING ROOM

14'5" (4.39m) x 13'8" (4.17m)
Base units with wooden working surfaces, built in electric oven and ceramic hob, stainless steel sink with mixer tap, built in fridge, storage cupboard, wood flooring, double glazed window

BEDROOM

7'6" (2.29m) x 6'0" (1.83m)
Wood flooring, double glazed window

BATHROOM

Panelled bath with hand held shower attachment, wash hand basin with pedestal, low flush wc, part tiled walls, chrome ladder radiator, wall mounted mirrored cabinet, wood flooring, double glazed window to the side

OUTSIDE

COMMUNAL GARDENS

Well maintained communal gardens

LEASE DETAILS

We have been informed by the vendor that there is a Lease of 999 years from March 25th 1967 (944 years remaining)

Service Charge: £114.00 paid quarterly



COUNCIL TAX

Hertsmere Borough Council

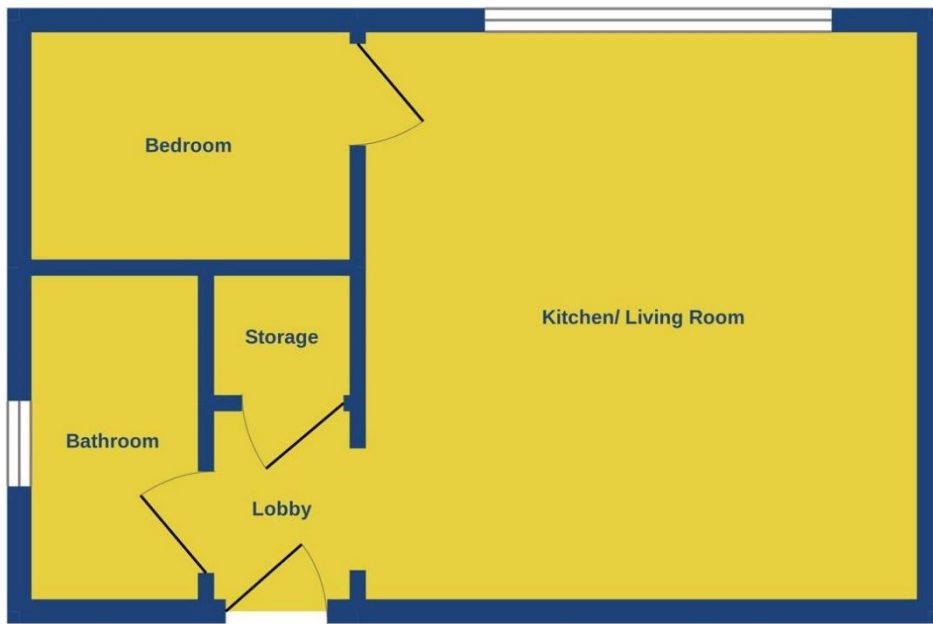
Tax Band B

£1514.49 2022/2023



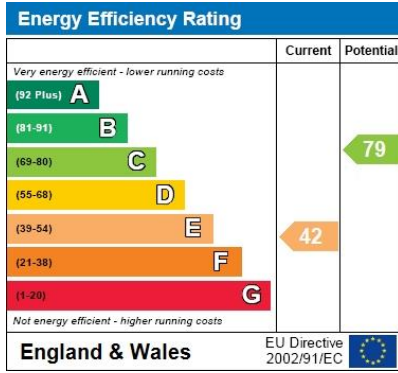
FLOORPLAN

Top 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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