



15 Champneys, Upper Hitch, Carpenders Park, WD19 5JA

A FIRST FLOOR 2 BEDROOM FIRST FLOOR FLAT
WELL MAINTAINED THROUGHOUT
COMMUNAL ENTRANCE & HALLWAY
15FT LIVING ROOM/ DINING ROOM
MODERN FITTED KITCHEN
2 BEDROOMS, BATHROOM
GAS CENTRAL HEATING, DOUBLE GLAZING
GARAGE TO SIDE OF PROPERTY
COMMUNAL PARKING IN BAYS PROVIDED
LONG LEASE
SITUATED CLOSE TO ALL LOCAL AMENITIES

Offers in Excess of £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

Staircase to all floors

OWN FRONT DOOR**ENTRANCE HALL**

Storage cupboard, entry phone system

LIVING ROOM/ DINING ROOM

15'1" (4.6m) x 14'3" (4.34m)
Double glazed window to the front, wood flooring

MODERN KITCHEN

10'0" (3.05m) x 7'5" (2.26m)
Range of wall and base units, working surfaces, stainless steel single bowl sink unit with drainer, built in electric oven & 4 ring hob with electric hood over, space for fridge/freezer, plumbing for washing machine, part tiled walls, gas fired combination boiler, double glazed window

BEDROOM 1

10'10" (3.3m) x 10'0" (3.05m)
Built in storage cupboard, double glazed window

BEDROOM 2

10'0" (3.05m) x 9'9" (2.97m)
Built in storage cupboard, double glazed window

BATHROOM

Panelled bath with mixer taps and hand held shower attachment, wash hand basin with pedestal, low flush wc, tiled walls, large storage cupboard, double glazed window

OUTSIDE**GARAGE**

In block close by



COMMUNAL PARKING

In bays provided

LEASE DETAILS

We have been informed by the vendor that there are 980 years remaining on the lease

Service Charge: £90.00 per month which includes Building Insurance and Ground Rent

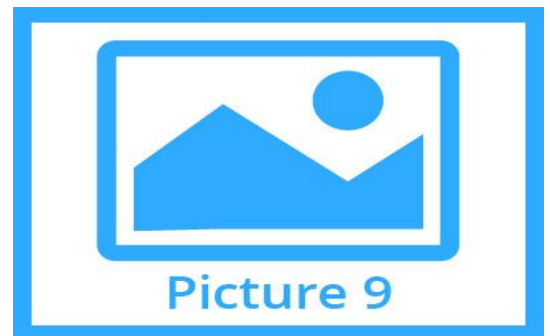


COUNCIL TAX

Three Rivers District Council

Tax Band C

£1788.36 2022/2023



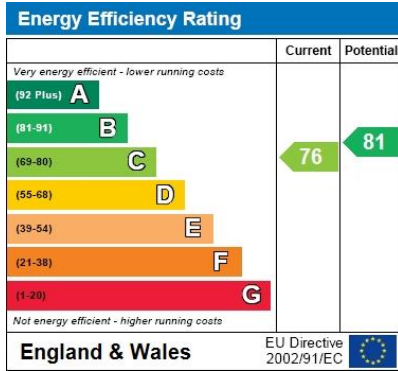
FLOORPLAN

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.
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**ENERGY PERFORMANCE
GRAPH**



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