



10 Arranmore Court, Bushey Hall Road, WD23 2EW
Price £349,000 Share of Freehold

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 **Churchills** Bushey



Price £349,000

10 Arranmore Court, Bushey Hall Road, Bushey,
Hertfordshire, WD23 2EW

- Spacious 2 Double Bed Top Floor Flat
- 17ft Living Room With Balcony
- Modern Kitchen & Bathroom
- Well Maintained Communal Gardens
- Garage In Block
- Share Of Freehold
- Close To Watford Town Centre
- Energy Rating: C

A SPACIOUS 2 DOUBLE BEDROOM TOP FLOOR FLAT,
WELL PRESENTED THROUGHOUT,
COMMUNAL ENTRANCE WITH ENTRY PHONE SYSTEM,
STAIRCASE TO ALL FLOORS, OWN ENTRANCE HALL,
17FT LIVING ROOM WITH BALCONY,
MODERN NEWLY FITTED KITCHEN & BATHROOM,
DOUBLE GLAZING, GAS CENTRAL HEATING,
WELL MAINTAINED COMMUNAL GARDENS,
GARAGE IN BLOCK PLUS PARKING WITHIN DEVELOPMENT,
SHARE OF FREEHOLD,
CONVENIENT RESIDENTIAL LOCATION,
CLOSE TO WATFORD TOWN CENTRE AND
BUSHEY STATION







COMMUNAL ENTRANCE

Entry phone system, staircase to all floors

OWN ENTRANCE HALL

Entry phone system, parquet flooring, storage cupboards, access to loft via pull down ladder

LIVING ROOM 17'6" (5.33m) x 13'0" (3.96m)

Bright spacious room with double glazed sliding patio doors with fitted blinds leading on to the balcony and overlooking the communal gardens, wall lights

MODERN NEWLY FITTED KITCHEN 13'5" (4.09m) x 7'0" (2.13m)

Range of wall and base units with compressed laminate working surfaces, butler sink, integrated Bosch gas hob with AEG extractor over, Bosch electric oven & microwave, recess for fridge freezer, plumbing for washing machine, inset spotlights, cupboard housing wall mounted gas fired central heating boiler, vinyl flooring

BEDROOM 1 14'7" (4.45m) x 9'9" (2.97m)

Double glazed window to the front aspect with fitted blinds

BEDROOM 2 10'4" (3.15m) x 10'2" (3.1m)

Double glazed window to the front aspect with fitted blinds

MODERN NEWLY FITTED BATHROOM

Fully tiled. Fitted P shaped bath with independent shower over, glass shower screen, large wash hand basin with drawers under, large fitted wall mirror, back to wall wc, chrome ladder radiator, inset spotlights, extractor fan, double glazed window to rear aspect with fitted blinds

OUTSIDE

COMMUNAL GARDENS

Well maintained communal gardens to the rear of the block

GARAGE

In block to the rear of the property with up and over door to the front

LEASE DETAILS

The vendor informs us that they own a share of the freehold (999 years from 24/06/1999) with 975 years remaining

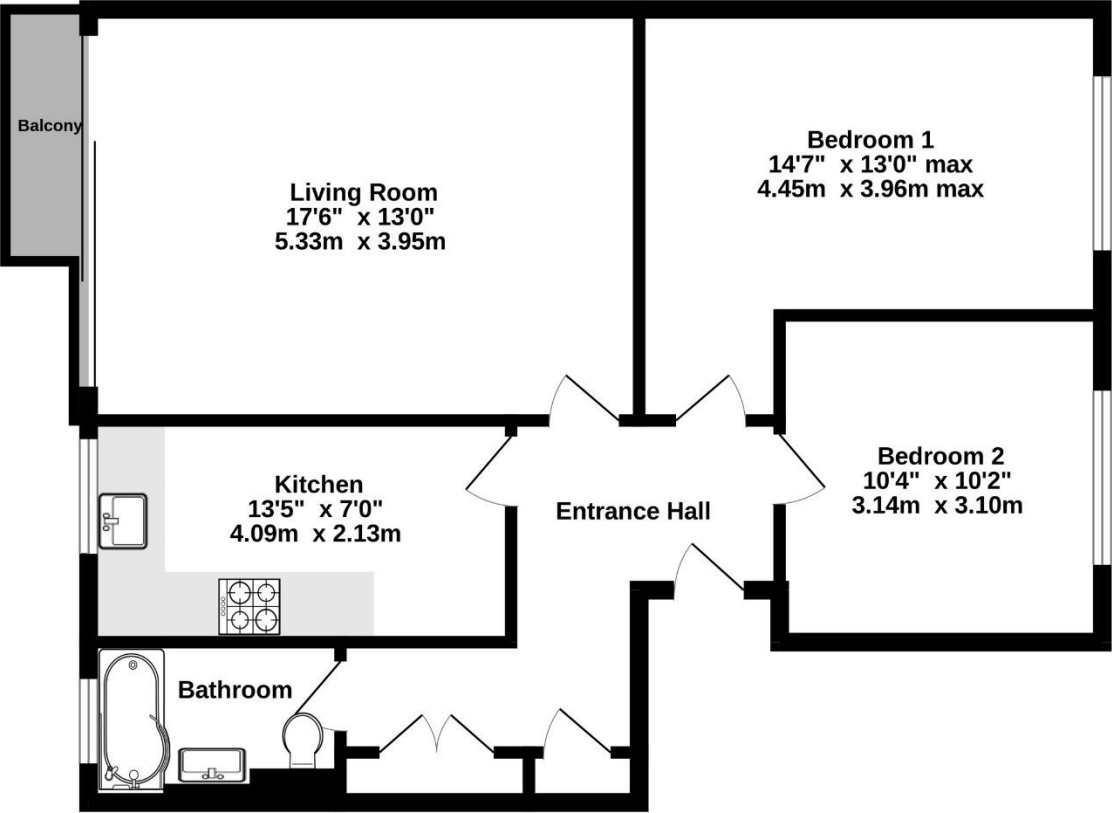
Ground Rent: Peppercorn

Service Charge: £1980 per annum which includes Building Insurance

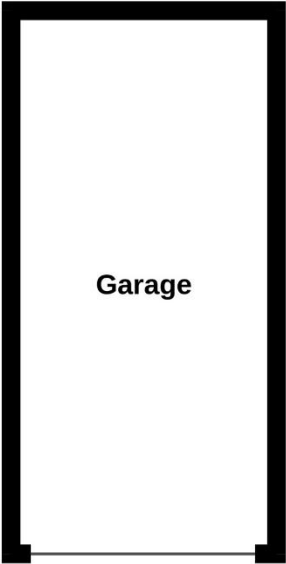
COUNCIL TAX

Hertsmere Borough Council, Tax Band C, £1905.10 2024/2025

Top Floor
715 sq.ft. (66.4 sq.m.) approx.

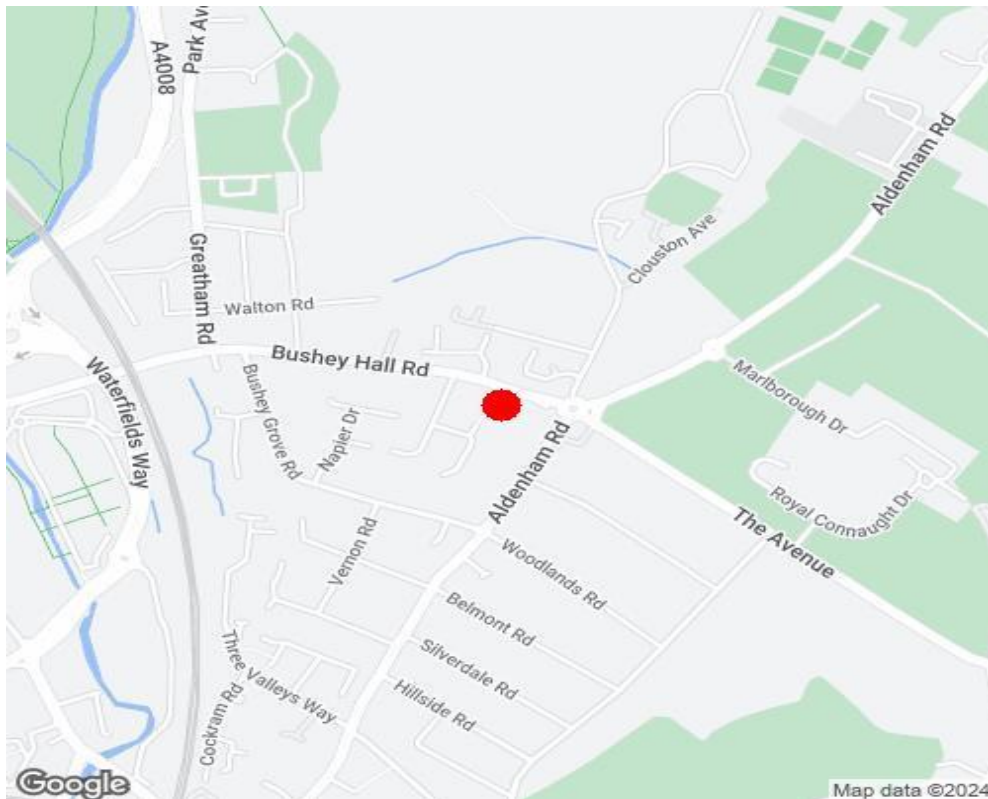
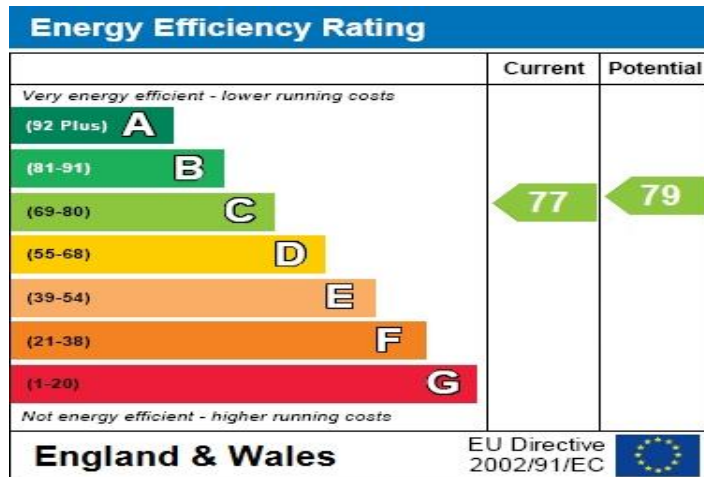


Garage In Block



TOTAL FLOOR AREA : 715sq.ft. (66.4 sq.m.) approx.

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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Important Notice:

We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only, and these should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.