



6 Park Mews, Park Road, Bushey Village, WD23 3EU

Price £315,000 Leasehold

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Price £315,000

**6 Park Mews, Park Road, Bushey Village, Bushey,
Hertfordshire, WD23 3EU**

- Modern Duplex Apartment
- Attractive Courtyard Entrance
- Contemporary Kitchen & Bathroom
- Balcony
- Mezzanine Double Bedroom With Wardrobes
- Heart Of Bushey Village
- No Upper Chain
- Energy Rating: C

A MODERN & SPACIOUS ONE BEDROOM DUPLEX APARTMENT,
ATTRACTIVE COURT YARD ENTRANCE,
WELL MAINTAINED COMMUNAL ENTRANCE WITH ENTRY PHONE
SYSTEM,

OPEN PLAN 31FT LOUNGE /CONTEMPORARY KITCHEN/ DINER
WITH BALCONY,

CONTEMPORARY BATHROOM,

MEZZANINE BEDROOM WITH FITTED WARDROBES,

DOUBLE GLAZING, ELECTRIC HEATING,

ALLOCATED PARKING SPACE FOR ONE CAR,

SOUGHT AFTER LOCATION IN THE HEART OF BUSHEY VILLAGE,

OFFERED FOR SALE WITH NO UPPER CHAIN,

INTERNAL VIEWING STRONGLY RECOMMENDED







COMMUNAL ENTRANCE

Staircase to the first floor

ENTRANCE DOOR

OPEN PLAN LOUNGE/ KITCHEN/ DINER 31'0" (9.45m) Max x 12'4" (3.76m) Max

Entry phone system. Modern fully fitted kitchen with range of wall and base units, quartz working surfaces, under mount stainless steel sink unit, integrated Bosch induction hob, Bosch electric oven, slimline Bosch dishwasher and fridge/ freezer, laminate wood flooring, double glazed sliding doors leading on to the balcony with fitted vertical blinds, inset spotlights, part vaulted ceiling, staircase to bedroom

BATHROOM

Panelled bath with independent shower over, glass shower screen, large wash hand basin with drawer under, fitted wall mirror, shaver point, low flush wc, electric chrome radiator, tiled floors, part tiled walls, electric heater, vaulted ceiling, double glazed window to the side aspect, Velux window, extractor fan, large storage cupboard housing hot water cylinder and plumbing for washing machine

SECOND FLOOR

MEZZANINE BEDROOM 15'4" (4.67m) Max x 10'1" (3.07m) Max

Vaulted ceiling, Velux window to the side with fitted blind, electric radiator, fitted wardrobe cupboards with sliding mirrored doors, inset spotlights

OUTSIDE

ALLOCATED PARKING

Within the development for 1 car

LEASE DETAILS

The vendor informs us that there is a 125 year lease from Feb 2016 with 117 years remaining.

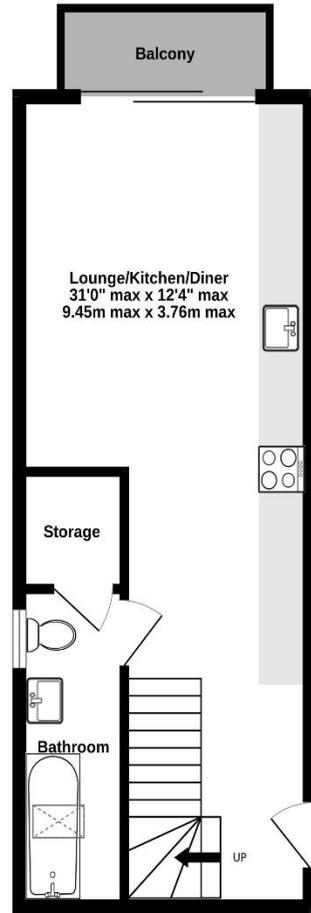
Service Charge: £1,362.48 per annum

Ground Rent: £350.00 per annum

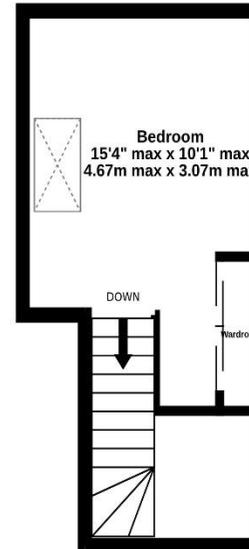
COUNCIL TAX

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

First Floor



2nd Floor

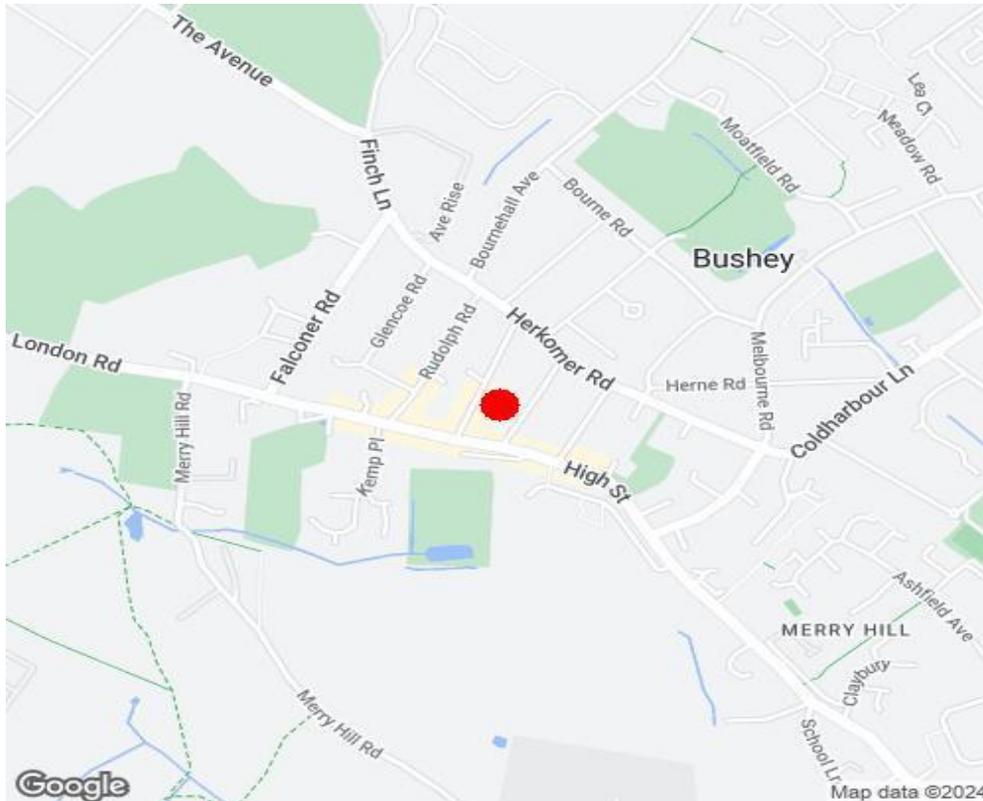


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	70
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Churchills Bushey
 72 High Street, Bushey, Hertfordshire, WD23 3HE
 T: 020 8950 0033
property@churchillsbushey.co.uk
<https://www.churchillsbushey.co.uk>



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.