



Flat 3, 33 Park Road, Bushey Village, WD23 3EE

Price £299,995 Leasehold

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 **Churchills**Bushey





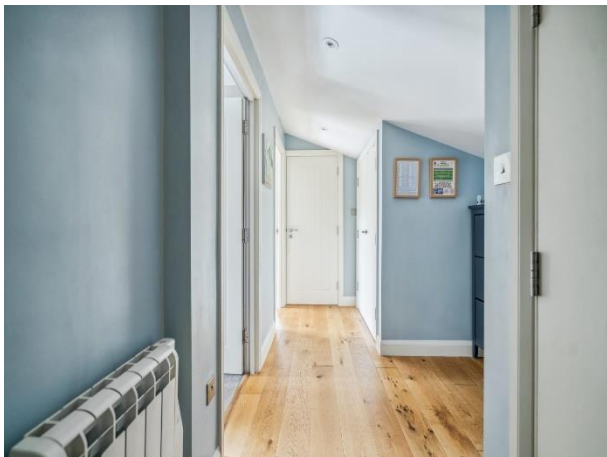
Price £299,995

Flat 3, 33 Park Road, Bushey, Hertfordshire, WD23 3EE

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- Well Presented 1 Bed 1st Floor Apartment
- Video Entry Phone System
- Shaker Style Kitchen With Fitted Appliances
- White Timber Internal Doors
- 120 Years Lease Remaining
- Allocated Parking For 1 Car
- Heart Of Bushey Village
- Energy Rating: D

A WELL PRESENTED ONE BEDROOM FIRST FLOOR APARTMENT, WITH VIDEO ENTRY PHONE SYSTEM, ENTRANCE HALL, LIVING ROOM/ DINING ROOM OPEN PLAN TO SHAKER STYLE KITCHEN WITH INTEGRATED APPLIANCES, DOUBLE BEDROOM, FITTED BATHROOM, ELECTRIC HEATING, DOUBLE GLAZING, ENGINEERED OAK FLOORING, ALLOCATED PARKING FOR ONE CAR, SITUATED IN THE HEART OF BUSHEY VILLAGE, WITHIN WALKING DISTANCE OF LOCAL SHOPS & RESTAURANTS





COMMUNAL ENTRANCE

Video entry phone system, staircase to first floor

ENTRANCE HALL

Video entry phone system, engineered Oak flooring, electric heater, large storage cupboard, additional cupboard housing hot water cylinder and plumbing for washing machine, inset spotlights

LIVING ROOM/ DINING ROOM 16'4" (4.98m) x 9'3" (2.82m)

Double aspect room with double glazed windows to the side and front aspects with fitted roller blinds, engineered wood flooring, wall lights, electric heater, inset spotlights, open plan to

KITCHEN 7'9" (2.36m) x 7'0" (2.13m)

Shaker style kitchen with a range of base and wall units, quartz working surfaces, ceramic butler sink, integrated Neff electric oven, Neff ceramic hob with Neff extractor hood over, integrated fridge freezer and dishwasher, engineered Oak flooring, inset spotlights, wall lights

BEDROOM 11'8" (3.56m) x 9'1" (2.77m)

Double glazed windows to the side aspect with fitted roller blind, wall lights, electric heater

BATHROOM

Fitted bath with independent shower over, glass shower screen, part tiled walls with recess shelving, vanity unit with wash hand basin and cupboard under, fitted wall mirror, shaver point, back to wall wc, electric ladder radiator, inset spotlights, wall lights

OUTSIDE

ALLOCATED PARKING SPACE

Parking for one car accessed via remote control barrier

LEASE DETAILS

The vendor informs us that there is a 125 year lease dated from 07/03/2019 with 120 years remaining.

Service charge is £1107.42 per annum which includes buildings insurance. Ground rent is £250.00 per annum.

COUNCIL TAX

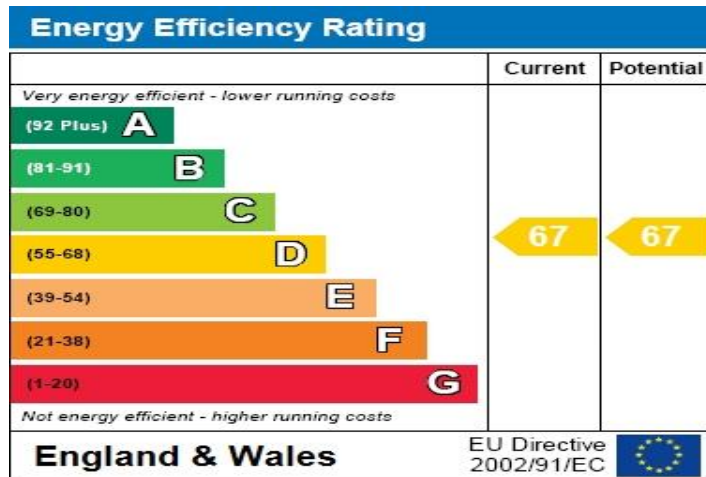
Hertsmere Borough Council, Tax Band D, £2143.23 2024/2025

Approximate Gross Internal Area  
44.0 sq m / 474 sq ft

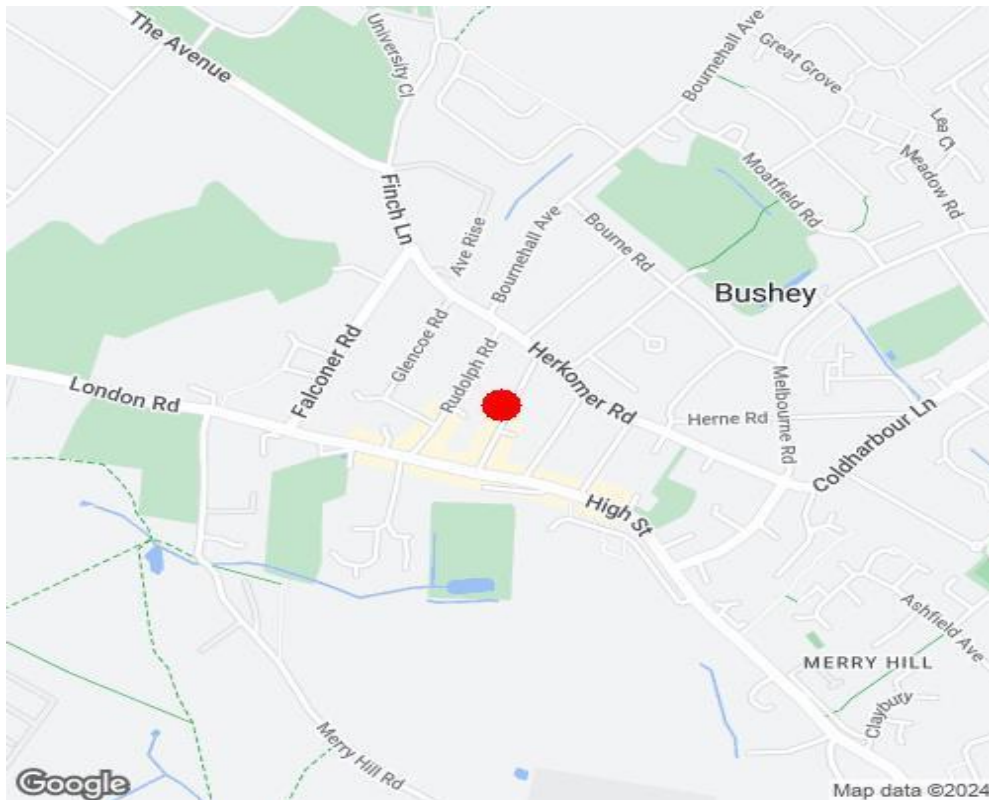


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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#### 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.