



Flat 38, 77 Aldenham Road, Bushey, WD23 2FU

Price £240,000 Leasehold

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 ChurchillsBushey



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Flat 38, 77 Aldenham Road, Bushey, Hertfordshire, WD23 2FU

- A Modern 1 Bedroom 1st Floor Apartment With Lift
- Video Entry Phone System
- Ideal Purchase For Investors/ First Time Buyers
- Open Plan Living Accomodation
- Double Glazing/ Gas Central Heating
- Allocated Parking For 2 Cars
- Close To Bushey Station
- Energy Rating: D

This modern 1 bedroom first floor apartment offers stylish and convenient living in a well maintained development. Accessed via a communal entrance with a lift to all floors, the property features a secure video entry phone system. Inside, the open plan kitchen, dining, and living area create a bright and spacious atmosphere, ideal for modern lifestyles. The generously sized double bedroom includes fitted wardrobes, while the modern bathroom adds to the apartment's appeal. Additional benefits include efficient electric heating, double glazing, and allocated parking for two cars.

Situated within walking distance of Bushey Main Line Station, the property offers excellent transport links, with direct journeys to London Euston in just 20 minutes. With a long lease and no upper chain, this apartment is a fantastic opportunity for investors or first time buyers seeking a well connected and contemporary home.





COMMUNAL ENTRANCE

Video entry system, lift to all floors

COUNCIL TAX

Hertsmere Borough Council, Tax Band B, £1748.09 2025/2026

ENTRANCE/ LIVING/ DINING ROOM 26'3" (8m) x 7'4" (2.24m)

Video entry phone, wood flooring, cupboard housing Megaflo and plumbing for washing machine, Cupboard housing electrics, wood flooring, double glazed window with fitted blinds, open plan to

MODERN FITTED KITCHEN 8'11" (2.72m) x 5'11" (1.8m)

Range of wall and base units, working surfaces, 1.5 bowl stainless steel sink unit, fitted Bosch appliances including electric oven, microwave, ceramic hob with extractor hood over, fridge freezer and dishwasher, inset spotlights, wood flooring

BEDROOM 10'11" (3.33m) x 8'6" (2.59m)

Double glazed window with fitted blinds and fitted wardrobe cupboards along one wall

BATHROOM

Panelled bath with hand held shower attachment, glass shower screen, wash hand basin, low flush wc, recess unit with shelving, fitted wall mirror with feature lighting and cabinet, chrome ladder radiator, inset spotlights, extractor fan, part tiled walls, tiled floor

OUTSIDE

ALLOCATED PARKING

For 2 cars within the development (Nos 2 and 71)

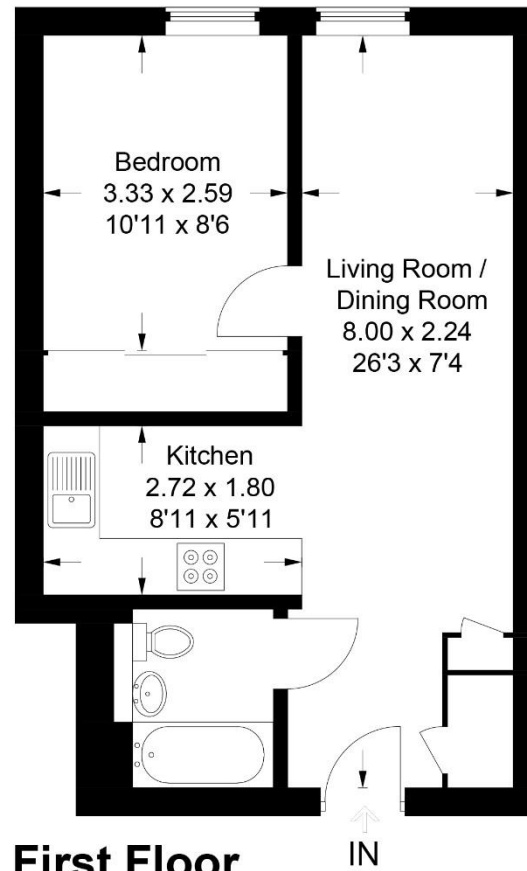
LEASE DETAILS

The vendor informs us that there is a 250 year lease from 01/01/2018 with 242 years remaining.


Service Charge is £2649 per annum

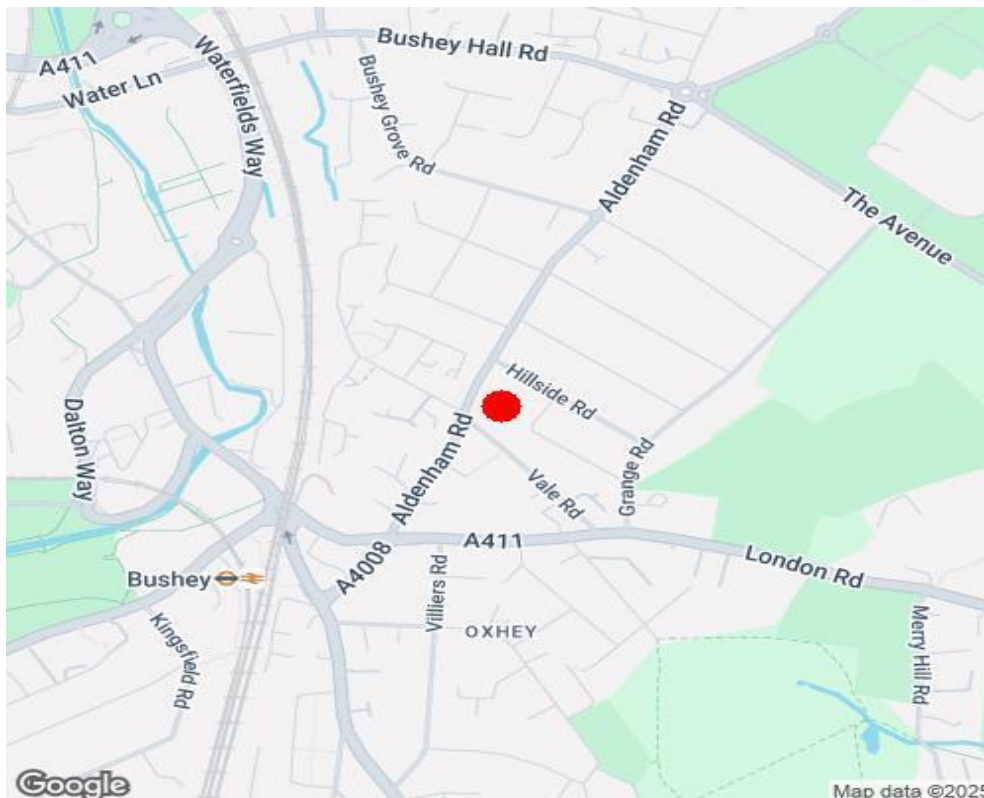
Ground Rent is £400 per annum

Approximate Gross Internal Area = 38.8 sq m / 418 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.