



28 Claybury, Bushey, WD23 1FT

Price £320,000 Leasehold

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 ChurchillsBushey



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28 Claybury, Bushey, Hertfordshire, WD23 1FT

- A Two Bedroom Top Floor Flat With Extensive Views
- Entry Phone System
- Spacious Living Room
- Double Glazing/ Gas Central Heating
- Well maintained Communal Gardens
- Long Lease
- No Upper Chain
- Energy Rating: D

This top floor 2 bedroom flat is located in a purpose built block dating back to the 1960s, situated in a residential cul-de-sac and with extensive views.

Accessed via a communal entrance with a secure entry phone system, the property benefits from its own private entrance hall. Inside, the flat offers a spacious living room, a kitchen, two bedrooms, and a fully tiled shower room. Additional features include gas central heating and double glazing throughout. Residents can also enjoy well maintained communal gardens. The property is conveniently located close to a range of local amenities, including shops, schools, and regular bus routes. It comes with a long lease and is offered for sale with no upper chain, making it a great option for first time buyers or investors.





COMMUNAL ENTRANCE

Staircase to all floors

ENTRANCE HALL

Entry phone system, large storage cupboard

LIVING ROOM 19'1" (5.82m) x 11'2" (3.4m)

Double glazed window

KITCHEN 8'4" (2.54m) x 6'11" (2.11m)

Range of wall and base units, working surfaces, 1.5 bowl stainless steel sink unit with drainer, fitted gas hob & electric oven with extractor hood over, under counter fridge and freezer, plumbing for washer/ dryer, wall mounted gas fired central heating boiler, tiled walls, laminate wood flooring, double glazed window

BEDROOM 1 10'6" (3.2m) x 11'3" (3.43m)

Double glazed window, fitted wardrobe cupboards with sliding mirrored doors

BEDROOM 2 11'3" (3.43m) x 6'11" (2.11m)

Double glazed window

SHOWER ROOM

Fully tiled shower room with with large walk in shower, wash hand basin with pedestal, low flush wc, extractor fan

OUTSIDE

COMMUNAL GARDENS

Well maintained communal gardens

LEASE DETAILS

The vendor informs us that there is a 999 year lease from 25/03/1967 with 941 years remaining.

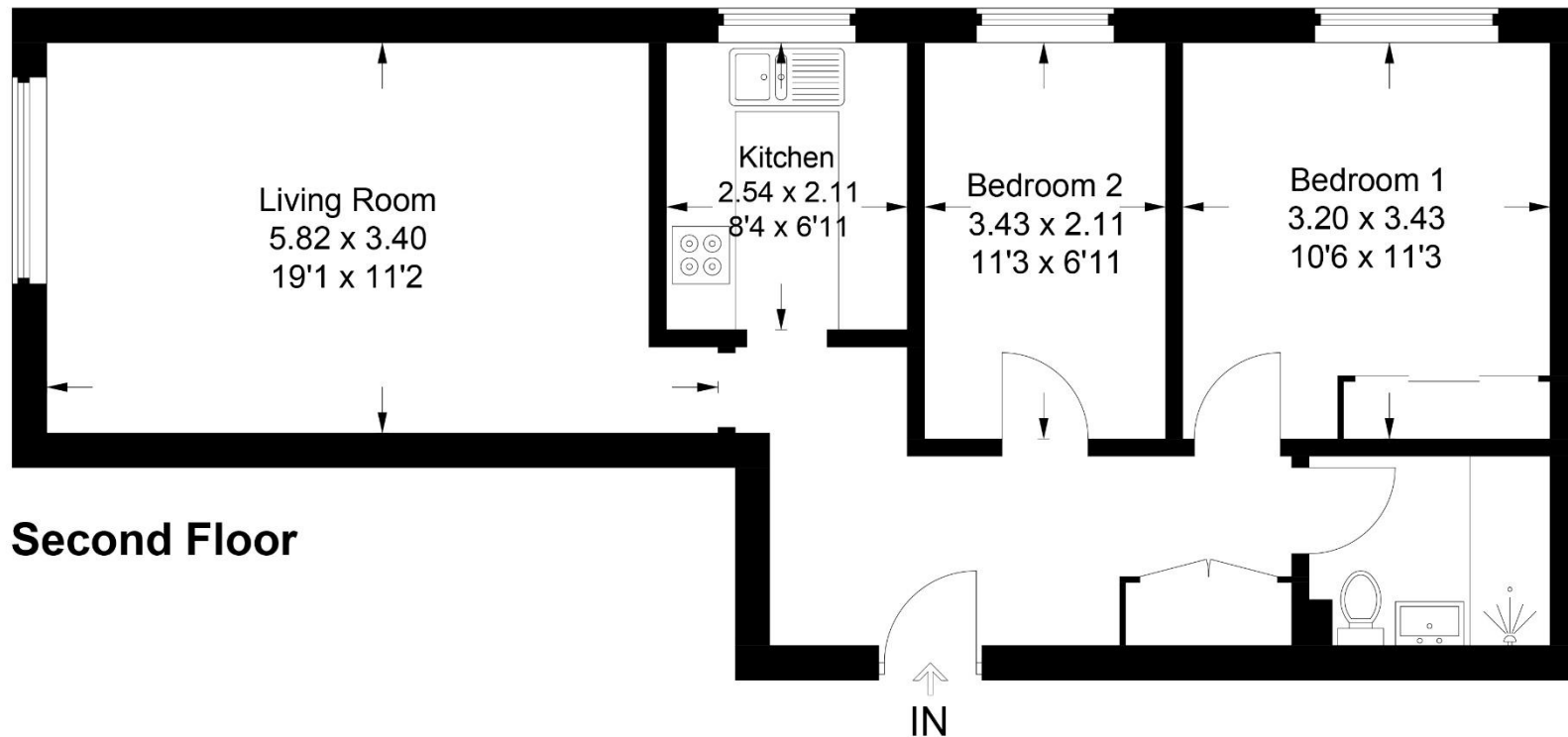
Service Charge: £1681.00 per annum

No Ground Rent

COUNCIL TAX

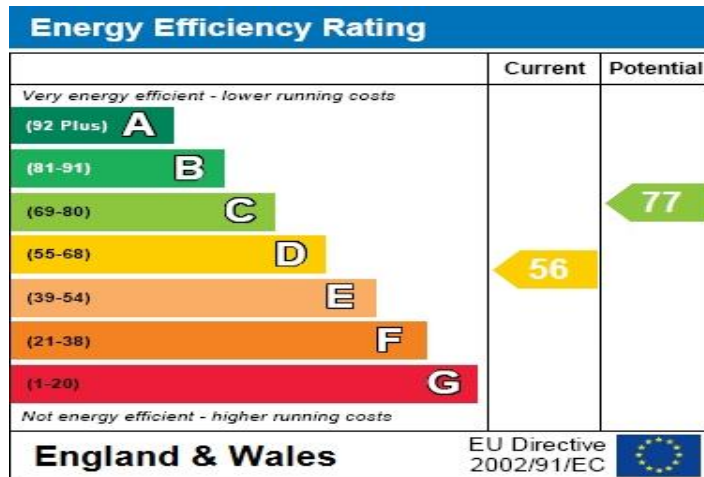
Hertsmere Borough Council, Tax Band C, £1997.82 2025/2026

Approximate Gross Internal Area = 57.2 sq m / 616 sq ft

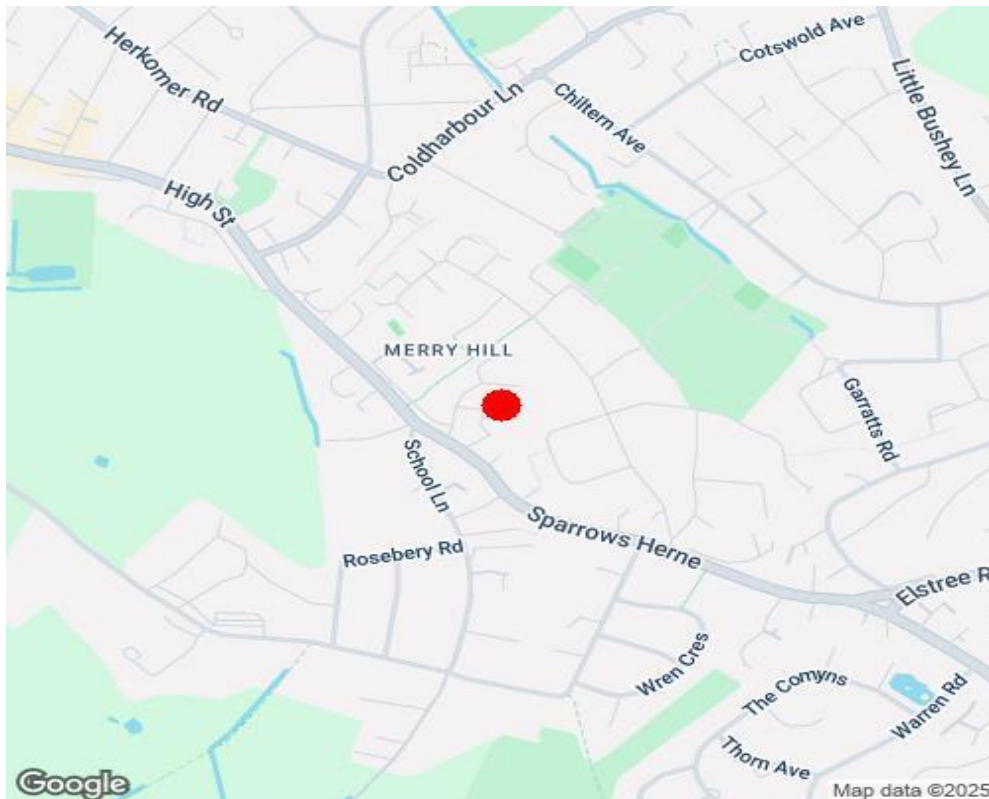


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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.