



31 Meadowcroft, High Street, Bushey, WD23 3BX

Price £180,000 Leasehold

1  1 

 ChurchillsBushey



Price £180,000

**31 Meadowcroft, High Street, Bushey, Hertfordshire,
WD23 3BX**

- A Well Maintained Top Floor 1 Bedroom Retirement Flat
- Entry Phone System/ Lift To All Floors
- Double Aspect 14ft Lounge
- Modern Kitchen & Shower Room
- Double Glazing/ Electric Heating
- Well Maintained Communal Gardens
- No Upper Chain
- Energy Rating: C

A beautifully maintained and well presented top floor one bedroom retirement flat, ideally located in a sought after area close to Bushey Village's range of shops, restaurants, and bus routes. Accessed via a communal entrance with both lift and staircase access to all floors, the property features an entry phone system and its own private entrance hall. The spacious double aspect lounge, with generous natural light, complements the bright and airy atmosphere throughout. The modern kitchen and shower room add to the home's comfort and practicality, while the bedroom benefits from fitted wardrobe cupboards offering convenient storage. The property also features double glazing throughout and efficient electric heating.



Residents enjoy access to on site amenities including a communal laundry room, a guest suite, residents' parking, and well maintained communal gardens. Offered for sale with no upper chain, this property presents a secure, comfortable, and conveniently connected lifestyle ideal for retirement living.



COMMUNAL ENTRANCE

Entry phone system, lift and staircase to all floors

ENTRANCE HALL

Entry phone system, access to loft space, electric storage heater, cupboard housing plumbing for washing machine, airing cupboard housing lagged hot water cylinder

LOUNGE 14'3" (4.34m) x 11'8" (3.56m)

Double aspect with double glazed windows to rear and side aspects, electric storage heater, archway to

KITCHEN 10'9" (3.28m) x 5'4" (1.63m)

Modern fitted kitchen with a range of wall and base units, working surfaces, stainless steel sink unit with drainer, Neff electric oven, Samsung ceramic hob, recess for fridge freezer, vinyl flooring, double glazed window to the rear aspect

BEDROOM 12'4" (3.76m) x 10'2" (3.1m)

Fitted wardrobe cupboards with matching dressing table and bedside cabinets, bed recess, electric storage heater, double glazed window to the rear aspect

SHOWER ROOM

Corner shower cubicle, vanity unit incorporating wash hand basin with drawers under and mirrored wall cabinets, wc with concealed cistern, ladder radiator, tiled walls, vinyl flooring, double glazed window to the rear aspect

FACILITIES

Emergency alarm pull cords in rooms. Residents have use of a communal laundry room and a guest suite (at a charge)

OUTSIDE

COMMUNAL GARDENS

Well maintained communal gardens within the development

RESIDENTS PARKING

Parking available within the development

LEASE DETAILS

The vendor informs us that there is a 999 year lease from 28/02/1986 with 960 years remaining

Service Charge is £238.74 per month

No Ground Rent

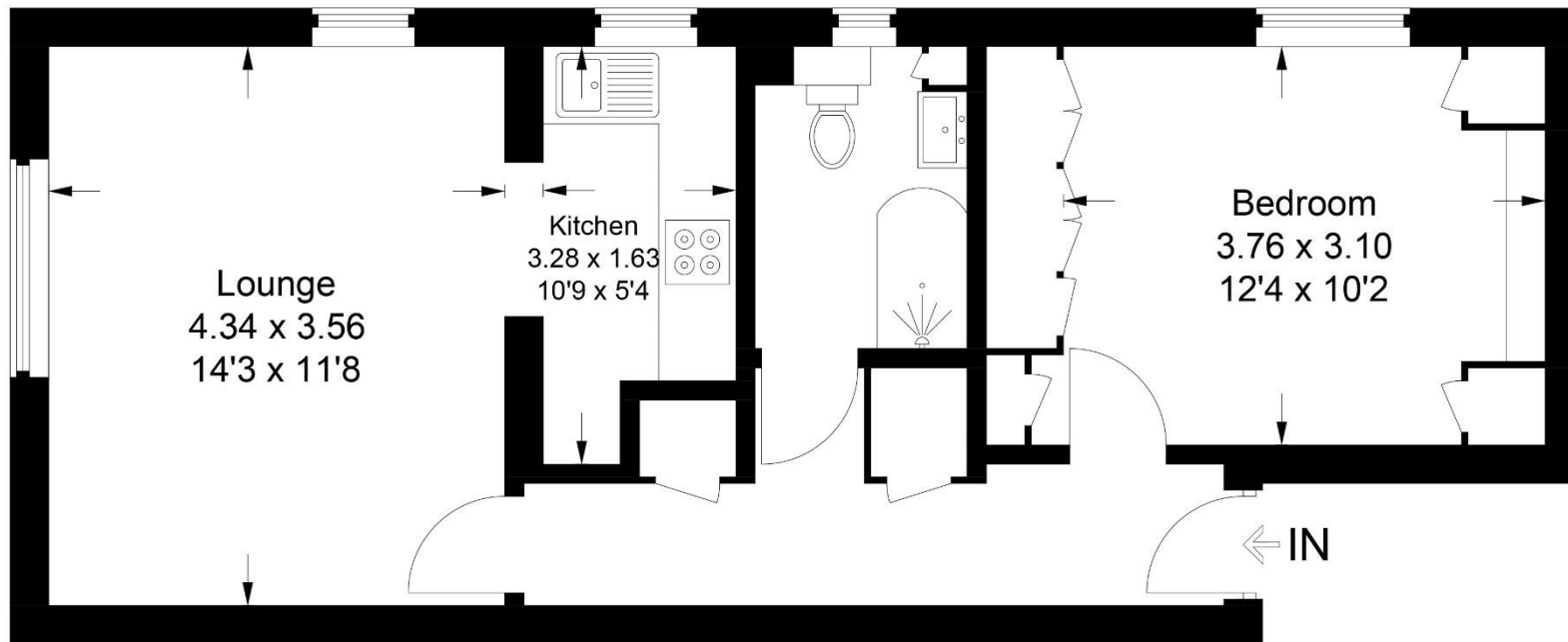
COUNCIL TAX

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

Approximate Gross Internal Area= 47.7 sq m / 513 sq ft

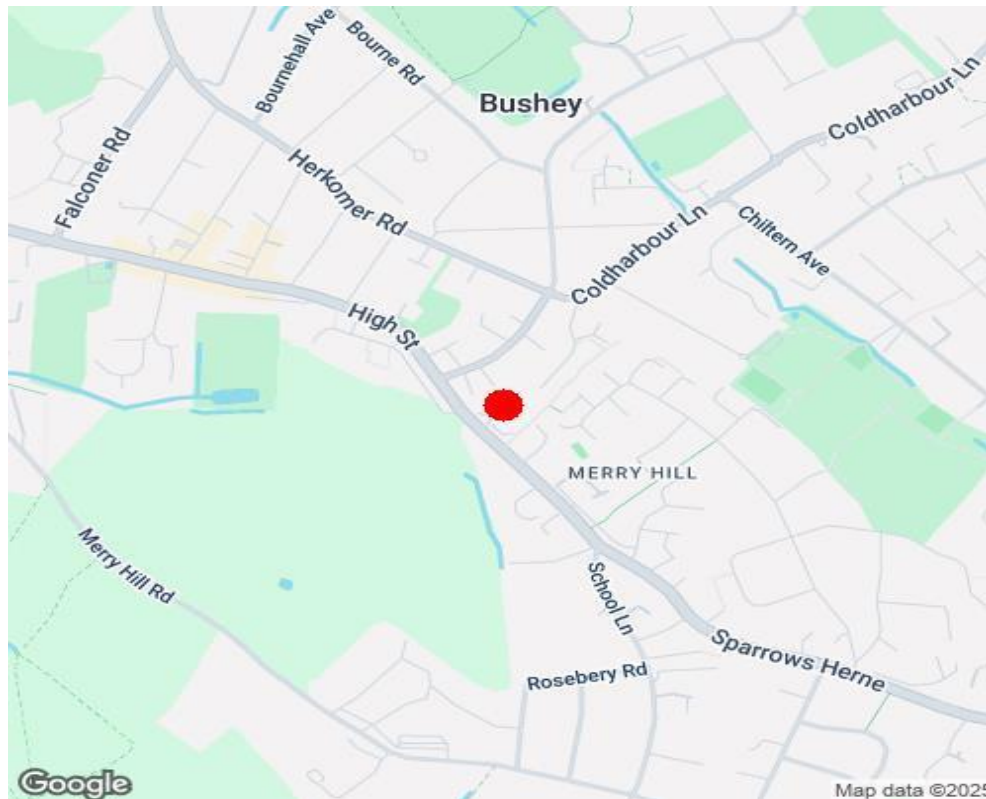
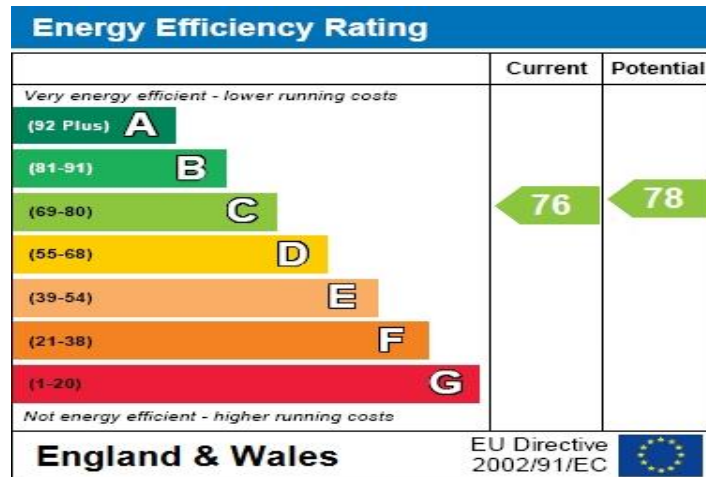


Second Floor



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.

© CJ Property Marketing Ltd Produced for Churchills



Part of the **F** fairfield family



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.