



37 Wellsfield, Bushey, WD23 2NU

Price £330,000 Leasehold

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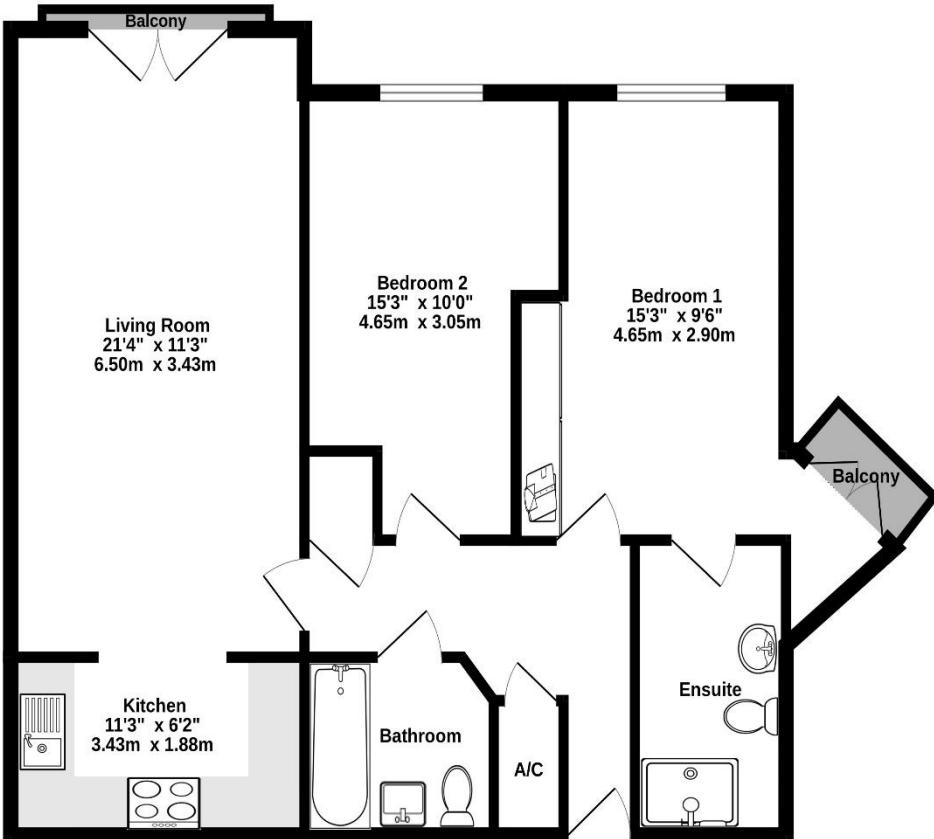
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 **Churchills** Bushey

Price £330,000

Top Floor

37 Wellsfield, Bushey, Hertfordshire, WD23 2NU



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 operation or efficiency can be given.
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- A Spacious 2 Bedroom 2 Bathroom Top Floor Flat
- Entry Phone System
- Living/ Dining Room With Balcony
- Fitted Kitchen
- Main Bedroom With Ensuite Shower Room & Juliette Balcony
- Double Glazing/ Electric Heating
- Secure Allocated Parking For 2 Cars
- Convenient Location Close To Bushey Station
- Council Tax Band E - Hertsmere Borough Council
- Energy Rating: C

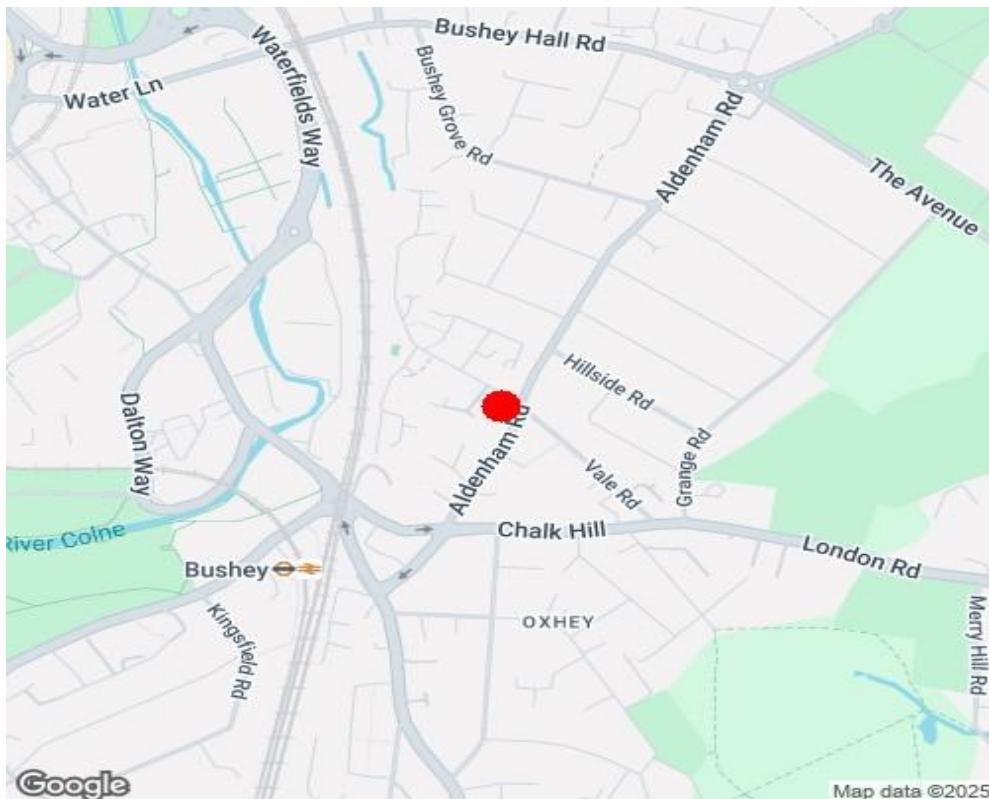
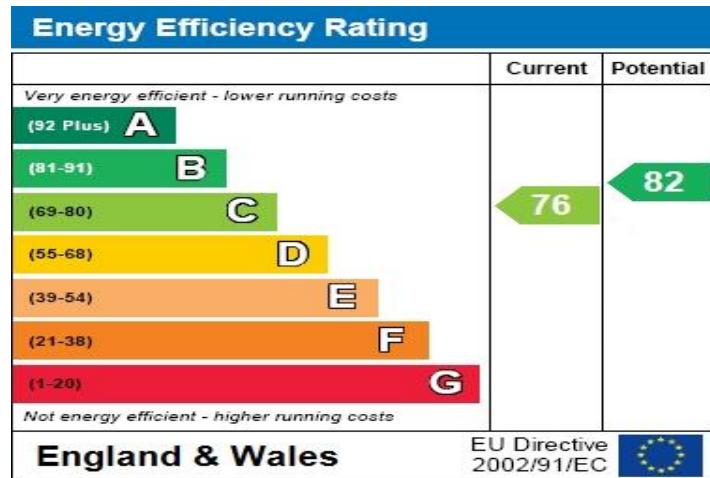
Set on the top floor and accessed via a well kept communal entrance with a secure entry phone system, this spacious 2 bed apartment offers comfortable and well designed living throughout. The hallway leads into a bright and airy lounge and dining area, enhanced by a Juliette balcony and adjoining fitted kitchen. There are two generous double bedrooms, including a main bedroom with its own ensuite shower room and access to a private balcony, alongside a separate bathroom. The property further benefits from double glazing and electric heating, as well as secure allocated parking for two cars. Ideally situated within easy walking distance of Bushey Mainline Station and a range of local amenities, the flat is offered for sale with no upper chain, making it an appealing choice for both commuters and investors.

LEASE DETAILS

The vendor informs us that there is a 153 year lease dated from 08/08/2005 with 132 years remaining.

Service Charge: £2400 per annum

Ground Rent: £ 150 per annum



Part of the **F** fairfield family



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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.