



29 Hogarth Court, Steeplands, Bushey, WD23 1BT

Price £340,000 Share of Freehold

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 ChurchillsBushey



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**29 Hogarth Court, Steeplands, Bushey, Hertfordshire,  
WD23 1BT**

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- 2 Bedroom Ground Floor Flat
- Living Room with Balcony
- Recently Redecorated
- Double Glazing Throughout
- Garage in Block
- Long Lease
- No Upper Chain
- Energy Rating: C

A SPACIOUS 2 BEDROOM GROUND FLOOR FLAT,  
WELL MAINTAINED & RECENTLY REDECORATED THROUGHOUT,  
COMMUNAL ENTRANCE WITH ENTRY PHONE SYSTEM,  
ENTRANCE HALL, LIVING ROOM WITH BALCONY,  
KITCHEN, 2 DOUBLE BEDROOMS, BATHROOM,  
GAS CENTRAL HEATING, DOUBLE GLAZING,  
WELL MAINTAINED COMMUNAL GARDENS,  
GARAGE IN BLOCK, PARKING WITHIN DEVELOPMENT, LONG  
LEASE,  
CONVENIENT SOUGHT AFTER LOCATION OFF BUSHEY HIGH  
STREET,  
OFFERED FOR SALE WITH NO UPPER CHAIN





COMMUNAL ENTRANCE

Entry phone system, staircase to all floors

ENTRANCE HALL

Luxury wood effect vinyl flooring, storage cupboards, doors to

LOUNGE/DINING ROOM 24'3" (7.39m) x 11'9" (3.58m)

Double glazed window to front aspect and sliding patio doors leading to the balcony, luxury wood effect vinyl flooring, phone entry system, door to

KITCHEN 8'6" (2.59m) x 8'1" (2.46m)

Range of fitted wall and base units with working surfaces, inset sink with drainer, gas cooker, washing machine, space for fridge/freezer, double glazed window front aspect, lino flooring

BEDROOM 1 11'8" (3.56m) x 10'1" (3.07m)

Built-in wardrobe cupboards containing wall mounted gas fired central heating boiler, double glazed window to rear, carpet, radiator

BEDROOM 2 10'4" (3.15m) x 7'9" (2.36m)

Double glazed window rear aspect, carpet, radiator

BATHROOM 7'9" (2.36m) x 6'4" (1.93m)

Three piece suite comprising panelled bath, shower unit, low flush wc, wash hand basin, tiled walls, lino flooring, radiator.

OUTSIDE

COMMUNAL GARDENS

Well maintained communal gardens

GARAGE

No 29 which is situated at the front of the the block, with up and over door to the front and has lighting.

PARKING

Parking within the development

LEASE DETAILS

The vendor informs us that there is a 999 years lease from 1982 with 958 years remaining.

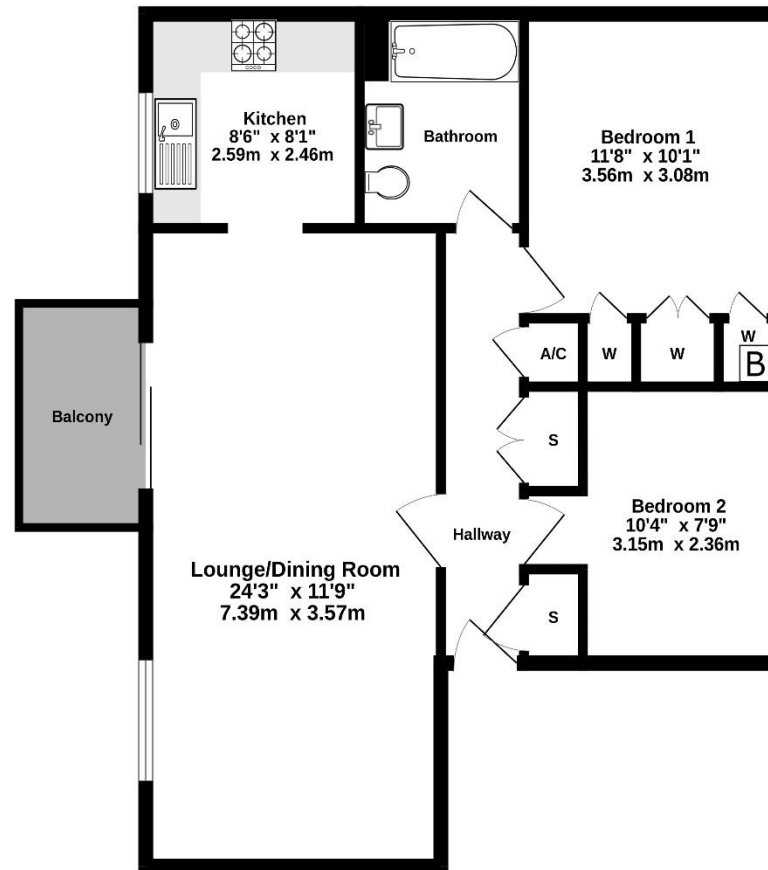
SERVICE CHARGE: £312.75 per quarter

NO GROUND RENT

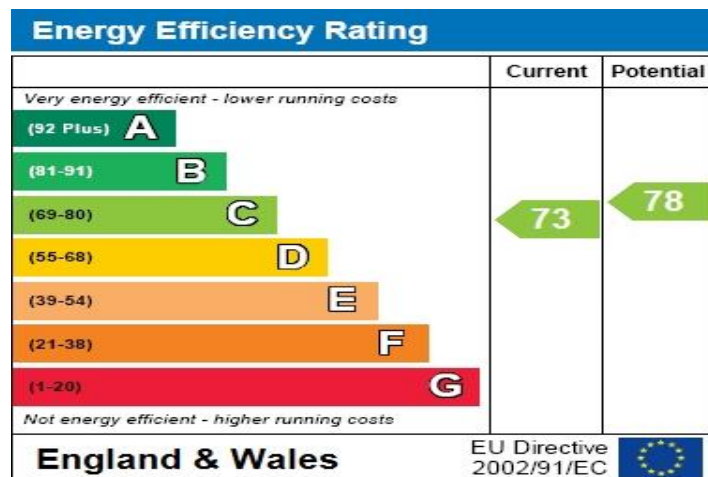
COUNCIL TAX

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

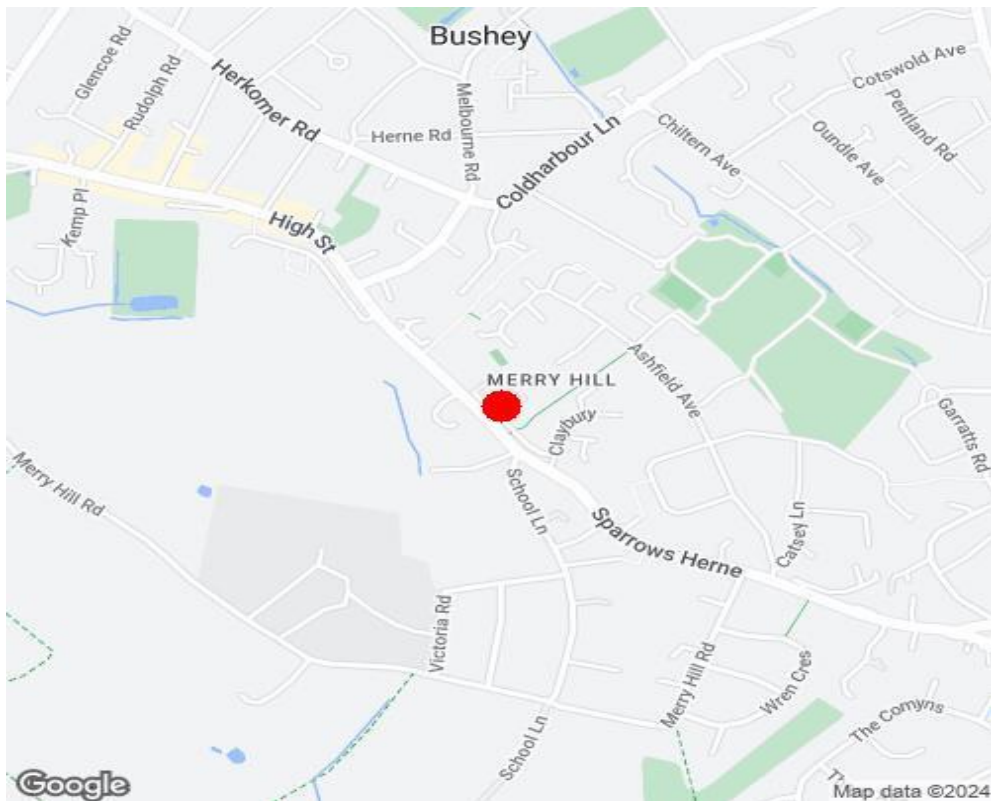
## Ground Floor



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 operability or efficiency can be given.  
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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.