



6 The Vault, 85 Chalk Hill, Bushey, Hertfordshire, WD19 4DD  
Asking Price: £400,000 Leasehold

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## About the property

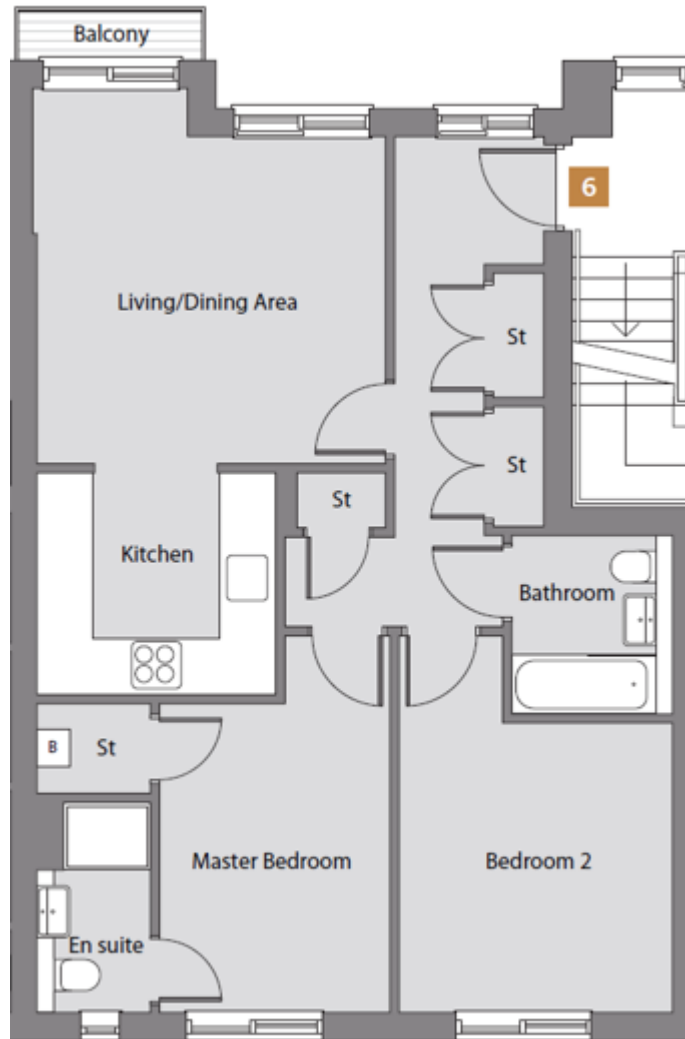
A well-presented first floor apartment at this recently built development within walking distance to Bushey Station. With an allocated parking space and it's own BALCONY, this apartment is an ideal first home or investment opportunity.

This recently build development is a collection of just 10 private one, two and three bedroom apartments boasting a number of features that are designed to make everyday life seamless. The open plan and flexible nature of the layout allows you to make the space your own.

The apartment comprises hallway, two double storage cupboards, open plan living kitchen area, two double bedrooms with en-suite shower to master and a family bathroom. The property further benefits one allocated parking space and a small balcony off the lounge.



- First Floor Apartment
- Allocated Parking Space
- Porcelenosa Tiling
- Balcony
- Walking Distance to Bushey Station
- Secure Video Entry System
- 8 Year Build Warranty Remaining
- Open Plan Kitchen/Dining Area
- Ample Storage



To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



## Area Information

Bushey High Street features a useful variety of boutique stores, salons, and shops, right on your doorstep. If you are looking for high street chains and department stores, Watford Town centre is just 2 miles away and offers the fantastic Atria shopping centre including over 120 shops, bars, and restaurants. Cineworld, Imax cinema and the vibrant restaurant hub, makes Atria Watford a premier shopping and entertainment destination.

For those that want the perfect apartment in proximity to work in London, there are numerous travel options with minimal commute times. There's a brief 20-minute train journey into London Euston from Bushey Station just 7 minutes' walk away from Aurora, a regular bus network linking to Watford, Harrow, Stanmore and Edgware, and high-speed train service to major cities like Birmingham and Manchester via Watford Junction.

**Local Authority:** Watford Borough Council

**Council Tax:** D

**Approximate floor area:** 753 sq ft

**Tenure:** Leasehold, 147 years remaining

**Service Charge:** £1,305 per annum

**Ground Rent:** £425 per annum

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**Nearest Station:** Bushey Station, 0.5 miles

**Distance to Town Centre:** Atria Shopping Centre, 1.0 mile

**Nearest Motorway:** 2.0 miles



Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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