



5 Salisbury View, 61 Bushey Hall Road, WD23 2EN

Asking Price £105,000, this is a 30% share of the full market value £350,000

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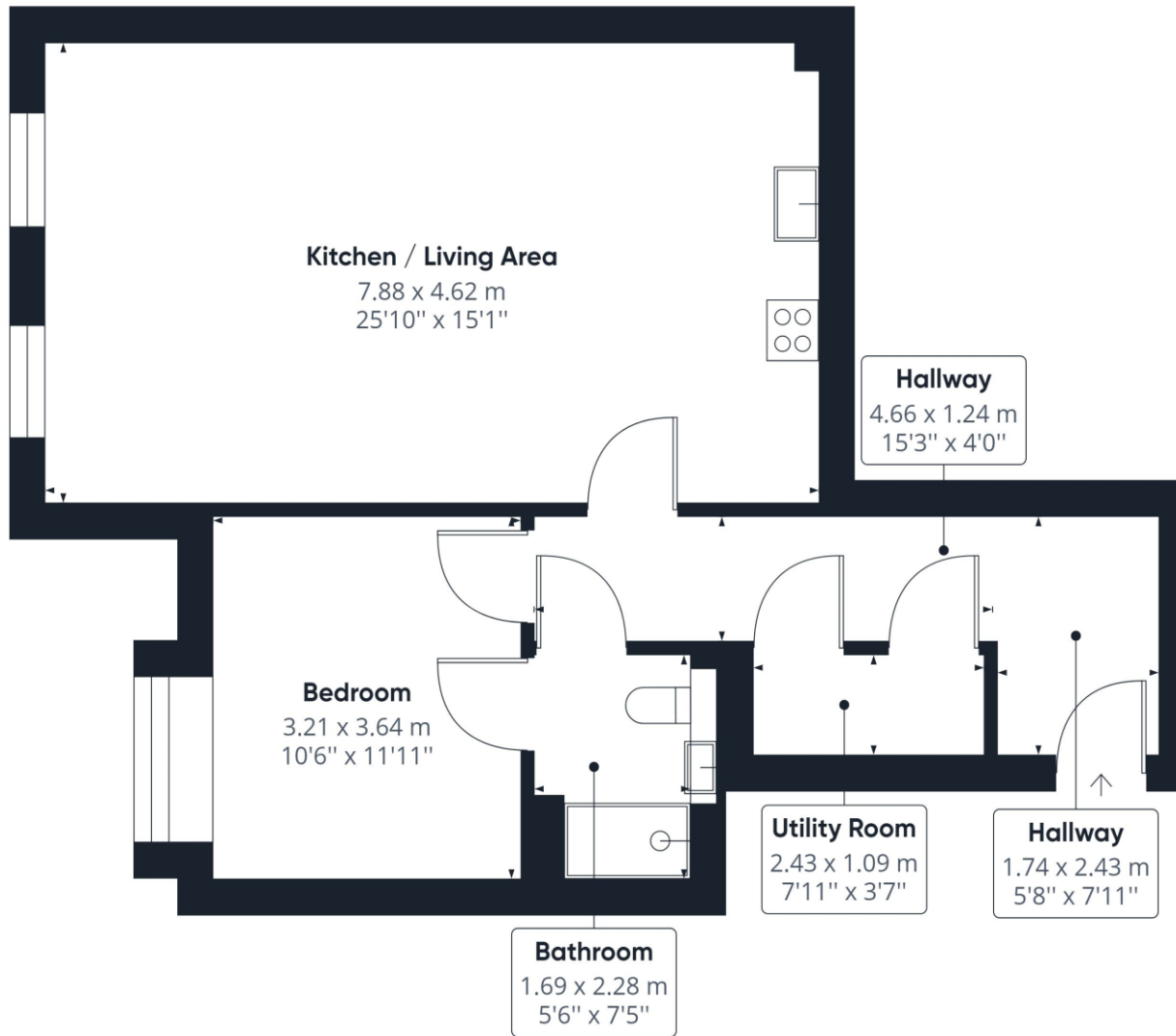
# About the property

This large, shared ownership apartment is ideally located within a 20 minute walk to Bushey Station. Newly built in 2020, this modern one bed has been very well kept and still holds its NHBC warranty.

The property offers a very spacious living/dining area with open plan kitchen including integrated Zanussi appliances, a light and airy bedroom with access to a fully tiled Jack & Jill shower room and a huge hallway cupboard with ample storage and washer/dryer. Other benefits include allocated parking, lift access and secure bike storage.



- Close to Bushey station
- Allocated parking
- Lift access
- Secure bike storage
- NHBC warranty



**Approximate total area<sup>(1)</sup>**  
66.44 m<sup>2</sup>  
715.19 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

To view this property, contact us on-

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## Area Information

Despite being close to London and having Watford on its doorstep, Bushey retains its village atmosphere. Bushey station provides frequent trains into London in as little as 29 minutes, making it an ideal choice for commuters. Watford is just a short drive away and features a big shopping centre, large Cineworld Imax cinema, leisure complex and a vibrant new restaurant hub.

Bushey High Street includes a range of independent shops, pubs and restaurants including Zaza's which is a popular local Italian restaurant and St James which offers fine dining.

There are a selection of primary schools including Bournehall Primary School, secondary schools such as Queen's School & Bushey Meads, as well as independent school options.

Bushey also provides ample green space and leisure facilities. King George Recreation Ground is popular with families and Bushey Grove Leisure Centre with swimming pool, gym, indoor and outdoor sports facilities, has lots of local members.

Local Authority: Hertsmere Borough Council

Council Tax: C

Approximate floor area: 715.19 sq ft

Tenure: Leasehold (122 years remaining)

Rent: £760.35 per month

Service charge: £139.75 per month

Nearest Station: 1.2 miles to Bushey

Distance to Town Centre: 0.8 miles to Watford

Nearest Motorway: 4.7 miles to M25



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            | 85                      | 85        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

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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