



HINTON & DOWNES  
residential

SALES, LETTINGS & MANAGEMENT

Sparrows Herne

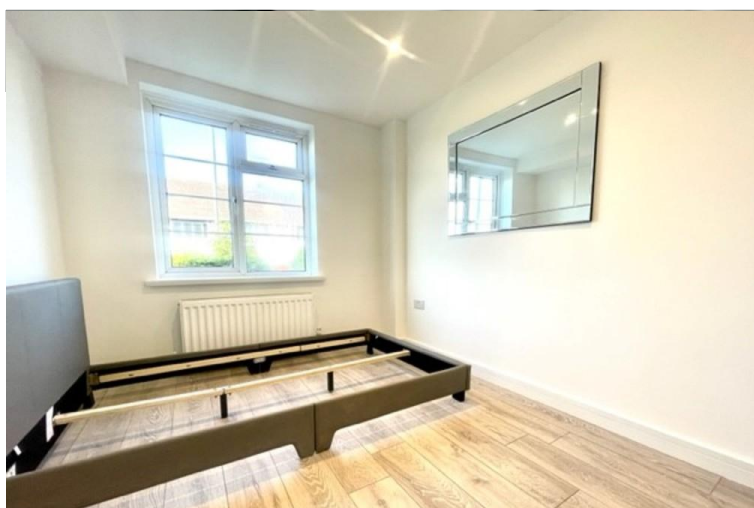
Bushey WD23 1AE

- Newly refurbished
- One bedroom
- Ground floor
- Close to local transport

Asking Price Of **£240,000**

EPC Rating '72'

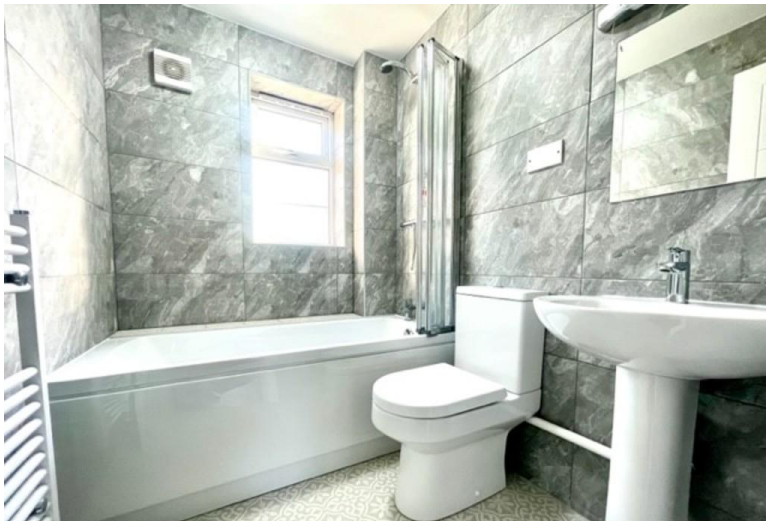




## Property Description

A NEWLY REFURBISHED ONE BEDROOM ground floor apartment conveniently located on Sparrows Herne within easy reach of local bus routes, shops, bars and restaurants. The property comprises; A good sized fitted kitchen with appliances separate from the reception room, a double bedroom with space for a double bed and wardrobe and modern bathroom tiled floor to ceiling with bath and overhead shower attachment. The property has been finished to a high standard with LVT flooring fitted throughout, the apartment benefits from gas central heating and double glazed windows. We have been advised that the lease is currently 250 years. We feel the property would be suitable for first time buyers and investors alike. Internal inspection highly recommended.

We have been advised that the ground rent is peppercorn and the service charge is £583.64 per annum.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements