



Connells

Bushey Hall Park Bushey Hall Drive
Bushey

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for sale guide price
£70,000



Property Description

Connells are pleased to present this wonderful bright and airy Park Home to the market, located on Bushey Hall Park, Bushey Hall Drive. The site is available to over 50's only, meaning this is a very peaceful and tranquil development to live on. The property benefits from a kitchen, bathroom suite, a large lounge and private garden area. The property is being sold with no upper chain.

The ideal home for downsizers, this property is also conveniently located with excellent transport links including Watford Junction, Watford High Street and Bushey Train Station that provides direct services into London as well as the A41, M25 and M1 motorways. The property is also close by to numerous shops, eateries and amenities with the vibrant Watford High Street and Watford Shopping Centre just a short drive away providing numerous shops, eateries and entertainment facilities.

Buyers should be aware of the following:

- Over 50's
- Cash Buyers Only
- Cannot be used as an investment
- No Dogs

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the

transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge

Window to front and side aspect, radiator and television point.

Dining Room

Door to garden and radiator.

Kitchen

Door and window to front aspect, plumbing for a washing machine, space for fridge/freezer, one bowl sink with drain, gas hob and electric oven.

Bedroom 1

Window to side aspect, fitted wardrobe and radiator.

Bedroom 2

Window to rear aspect, fitted wardrobe and radiator.

Bathroom

Window to rear aspect, water closet, wash hand basin and bath with mixer taps.

Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner - when buying a home.). Sites often have requirements specific to the

purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.









Total floor area 64.6 m² (695 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 020 8950 4404
E bushey@connells.co.uk

86 High Street
BUSHEY WD23 3HD

EPC Rating: Exempt
Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/BUS308098

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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