



Connells
FOR SALE

Connells
SOLD

Connells
LET TO



Property Description

Connells are pleased to bring this spacious first floor apartment to the market that is located in the popular 'Atmosphere' development on Aldenham Road. The property is just over five years old and is still covered by its 10 year build warrantee. It has been tastefully decorated throughout, along with having Bosch Appliances, solid wood doors, wooden flooring, built in wardrobes, large feature windows with fitted blinds as well as secure underground parking.

With a high specification throughout, this property offers practical space unlike many other new build properties. With a long lease, affordable ground rent and services charges which would make for an ideal first time purchase or investors this would also bring in an extremely healthy rental return due to its proximity to Bushey Station, its high specification and size compared to other apartments on the market.

The property is just moment away from Bushey main line station, and a few minutes' drive away from the vibrant Watford High Street and shopping centre.

For more information or to book a viewing, please contact Connells today.

Entrance Hall

Door to front aspect, video entry phone system, engineered wood flooring, utility cupboard with washer/dryer.

Lounge/ Dining Area

Three windows to rear and side aspect with two-tilt opening, double glazed, quadplex media plates, electric radiator.

Utility Cupboard

150 litre hot water cylinder, washer/dryer.

Open Plan Kitchen

Open plan with lounge.

Contemporary fitted kitchen comprised of wall and base units with soft close doors and drawers, composite stone worktops, polished chrome sockets, under unit LED lighting, undermined sink unit by Blanch, chrome monolog tap, tiled splashbacks, full range of integrated including; electric oven, hob, microwave, extractor hood, dishwasher, fridge/freezer.

Bedroom

Window to side aspect, double glazed, quadplex media plates, fitted wardrobe, electric radiator.

Bathroom

Mirrored recessed vanity unit with timber surround, integral light and chrome shaver socket, glass shower screen, contemporary white sanitary ware, wall hung basin, chrome fixed head shower plus hand held spray attachment, chrome thermostatic bath/shower mixer, WC with dual flush concealed cistern and soft close seat, chrome heated towel rail with programmable timer.

Outside

Communal Facilities

Surface level and underground car parking, with secure gated access via fob

Key fob entry system to building entrance and car park

CCTV to common areas

High specification hotel style reception lobby with soft furnishings and TV

Artwork to all communal areas

Tri-separator refuse chute to all floors

Visitor parking bays

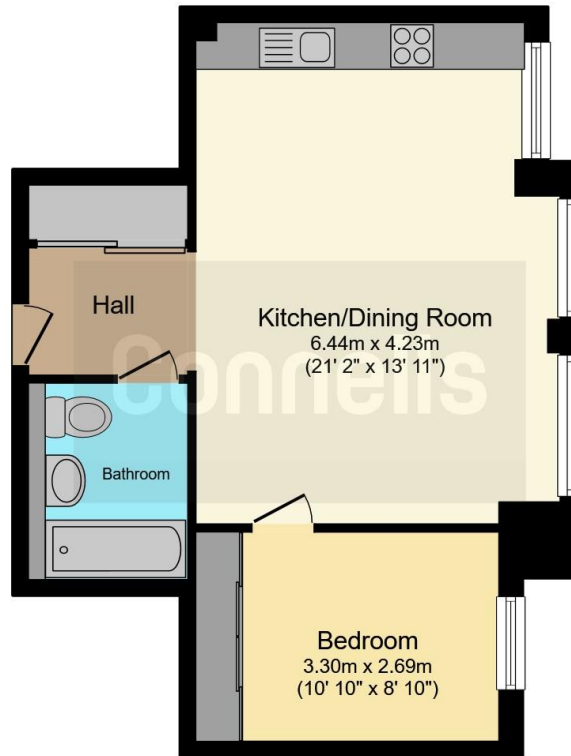
Parking

Allocated underground parking and two visitor bays.









Total floor area 51.2 m² (551 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

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86 High Street
 BUSHEY WD23 3HD

EPC Rating: D Council Tax
 Band: C

Service Charge:
 2495.60

Ground Rent:
 400.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS308205

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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