



Connells

Park Avenue
Bushey



Property Description

Connells are delighted to bring this beautifully presented, second floor apartment to the market that is situated in North Bushey and is offered with no chain. The property comprises of two double bedrooms, two bathrooms, an open plan lounge with a bespoke fitted kitchen including all integrated appliances within the purchase, as well as a contemporary bathroom. Offered with 50% shared ownership (this can also be stair-cased to a higher percentage upon purchasing), benefits include an en-suite to the master bedroom, allocated parking for one car as well as a large balcony. Being built in 2019, the apartment also boasts the use of high-speed internet from various providers.

Ideal for first time buyers and downsizers, this property is also located with access to several transport links including Watford Junction Station that provides direct links into London as well as the A41 and M1 motorways.

The property is situated with access to ample local shops and amenities including Costco and David Lloyd's Gym as well as being a short drive away from Watford High Street and Shopping Centre that provides numerous amenities, eateries, entertainment and recreational facilities.

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

Entrance Hall

Storage cupboard

Lounge

Window to side aspect, door to balcony and radiator.

Kitchen

Dishwasher, wall and base units, 1.5 bowl sink and drainer, fridge freezer, electric oven, electric hob and cookerhood.

Bedroom One

Window to front aspect, wardrobe, radiator and juliet balcony.

En-Suite

Water closet, vanity unit and shower cubicle.

Bedroom Two

Window to front aspect and radiator.

Bathroom

Water closet, bath and mixer taps, vanity unit and heated towel rail.

Outside

Balcony

Allocated Parking Space

One allocated parking space and visitor bays.

Bike Shed

Tenure Information

Service charge: £79 pcm approx.

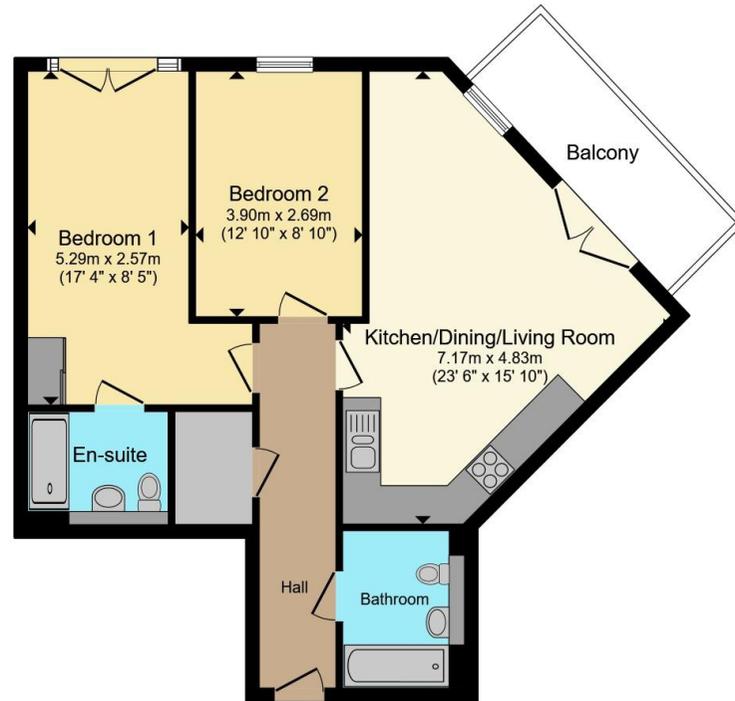
Ground rent: £150 per annum approx.

Lease length: 125 years remaining from 2019









Floor Plan

Total floor area 67.5 m² (727 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.propertybox.io



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: B Council Tax Band: D

Service Charge: 79.00 Ground Rent: 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS308439

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Oct 2020. 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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BUS308439 - 0005