



Ivinghoe Road  
Bushey WD23 4SW

for sale offers in excess of  
**£375,000**



### Property Description

Connells are pleased to bring this re-configured, beautifully presented upper floor apartment to the market that is situated in Bushey Heath. The property has been refurbished throughout and comprises of a sizeable reception room, a modern fitted kitchen/ dining room, two double bedrooms and a shower room. Benefits include a separate utility room, Panasonic air conditioning in the master bedroom, Hive smart heating system, ample storage throughout, a private balcony, a garage, communal parking as well as access to the well-maintained communal gardens, squash courts and swimming pool.

Ideal for first time buyers and investors, the property is conveniently located with access to several transport links including Bushey Station that provides direct services into London Euston as well as the A41, M1 and M25 motorways. There are a variety of nurseries, primary schools and secondary schools within close proximity in addition to King George Recreation Grounds only being a few minutes' walk away.

The property is also close by to the vibrant Bushey Heath and Bushey Village which are full of many different shops and eateries. Watford high street, shopping centre and Radlett are also just a short drive away providing further shops, eateries, amenities, recreational and entertainment facilities. Viewing is highly recommended.

For more information or to arrange a viewing, please call Connells today.

### Entrance Hall

Door to side aspect, storage cupboard, door to balcony.

### Lounge

Window to front aspect, double glazed, television point, telephone point, radiator.

### Kitchen/Diner

Contemporary fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, windows to rear aspect, double glazed, sink with drainer, electric hob with extractor hood, electric oven, integrated dishwasher, integrated fridge/freezer, space for dining area.

### Utility Room

Comprised of work surfaces with plumbing for washing machine, space for tumble dryer, radiator.

### Hallway

Boiler and storage cupboard.

### Bedroom One

Window to front aspect, double glazed, radiator, television point, aircon unit.

### Bedroom Two

Window to rear aspect, double glazed, radiator.

## Shower Room

Window to rear aspect, double glazed, double shower cubicle, vanity basin, WC, tiled.

## Outside

## Balcony

## Garage

Up and over door.

## Communal Facilities

Well maintained communal gardens, squash courts and swimming pool.

## Tenure Information

Leasehold Information:

Approx Lease Length: 127 years remaining.

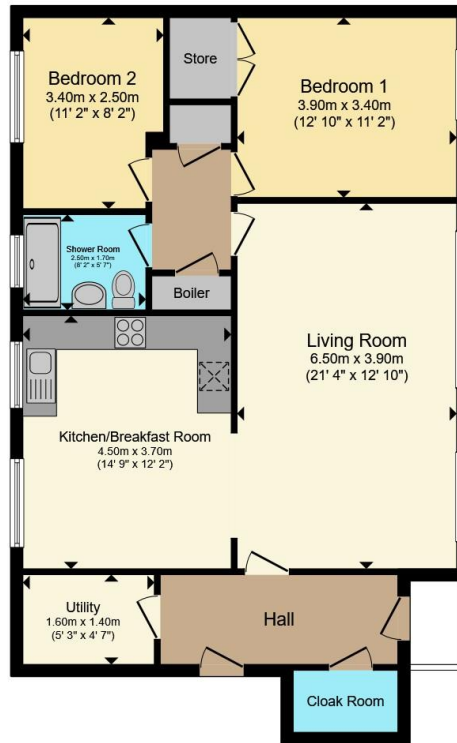
Approx Service Charge: £3420 per annum (plus £180 annual fee for maintenance of pool and squash court)

Approx Ground Rent: £0 per annum.









Total floor area 89.0 m<sup>2</sup> (958 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 020 8950 4404**  
**E [bushey@connells.co.uk](mailto:bushey@connells.co.uk)**

86 High Street  
 BUSHEY WD23 3HD

EPC Rating: D Council Tax  
 Band: D

Service Charge:  
 3600.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS308334](http://connells.co.uk/Property/BUS308334)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1964. 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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BUS308334 - 0009