

WINDMILL COURT, WINDMILL LANE, BUSHEY HEATH, WD23 1SQ



EPC Rating: C

We are delighted to bring to the market for the first time in over 10 years this spacious first floor two bedroom flat comprising one of only 7 flats in this select purpose built development located in the heart of Bushey Heath.

Flats rarely come on the market for sale in Windmill Court and viewing is highly recommended as this particular flat is offered for sale chain free.

The property is situated within a few yards of Bushey Heath shops and bus services with the nearest stations being Bushey mainline into Euston and Stanmore (Jubilee Line underground trains) both being equidistant from the property approximately 2.5 miles radius. Benefits include:-

- Gas central heating (boiler only 2 years old)
- Double glazed windows
- Reserved parking space
- Elevator to all floors
- Two bathrooms (one ensuite to bedroom 1)
- Chain free sale
- 900+ years lease
- Own terrace off lounge having a south westerly aspect
- Gross internal floor area including balcony of 818 sq ft (76 sq m) approximately

PRICE: £495,000 LEASEHOLD

WINDMILL COURT, WINDMILL LANE, BUSHEY HEATH, WD23 1SQ (CONTINUED)

The accommodation is arranged as follows:

First Floor:

Entrance Hall: Built-in cupboard.

'L' Shaped Lounge/Diner: 20'7" x 14'10" (6.28m x 4.53m). Double glazed French doors to balcony.

Kitchen: 10'7" x 9'9" (3.22m x 2.97m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Built-in gas hob with new oven below and extractor hood above hob. Space and plumbing for washing machine and dishwasher and space for fridge/freezer. Wall mounted gas boiler. Double glazed window. Stainless steel sink unit with mixer tap.

Bedroom 1 (front): 12'4" x 10'2" (3.76m x 3.10m). Built-in wardrobes to two walls. Double glazed window. Door to:-

Ensuite Shower Room/WC: 6'5" x 5'9" (1.95m x 1.74m). Shower cubicle. Wash hand basin. Low level WC. Fully tiled walls. Airing cupboard with hot water tank.

Bedroom 2 (rear): 14'0" x 7'7" (4.23m x 2.30m). Built-in wardrobes to two walls. Double glazed window.

Family Bathroom/WC: 6'5" x 6'5" (1.96m x 1.96m). Panelled bath with mixer tap and shower above with shower screen. Low level WC. Pedestal wash hand basin. Partly tiled walls. Built-in cupboard.

External Features: Reserved parking space. Private balcony off lounge.

Lease: 999 years from 25 December 1996 thus having approximately 970 years remaining.

Ground Rent: Peppercorn.

Service Charge: £600.00 per quarter approximately.

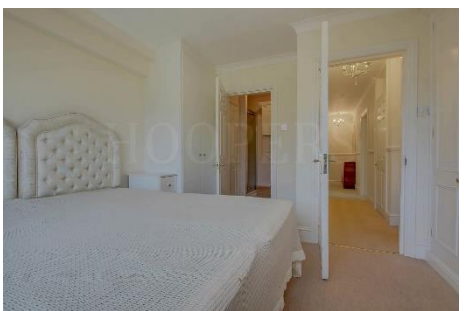
Council Tax: Band F.

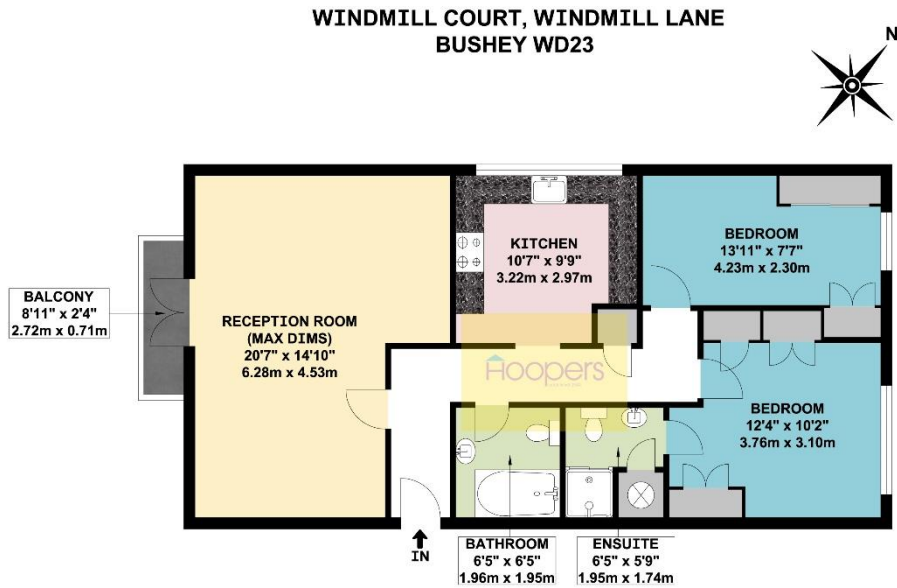
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VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.

WINDMILL COURT, WINDMILL LANE, BUSHEY HEATH, WD23 1SQ (CONTINUED)



WINDMILL COURT, WINDMILL LANE, BUSHEY HEATH, WD23 1SQ (CONTINUED)**FIRST FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 818.05 SQ. FT / 76.00 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONY 838.83 SQ. FT / 77.93 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.
FLOOR PLANS ARE NOT DONE TO "SCALE".