



High Street, Bushey.
WD23 3HH




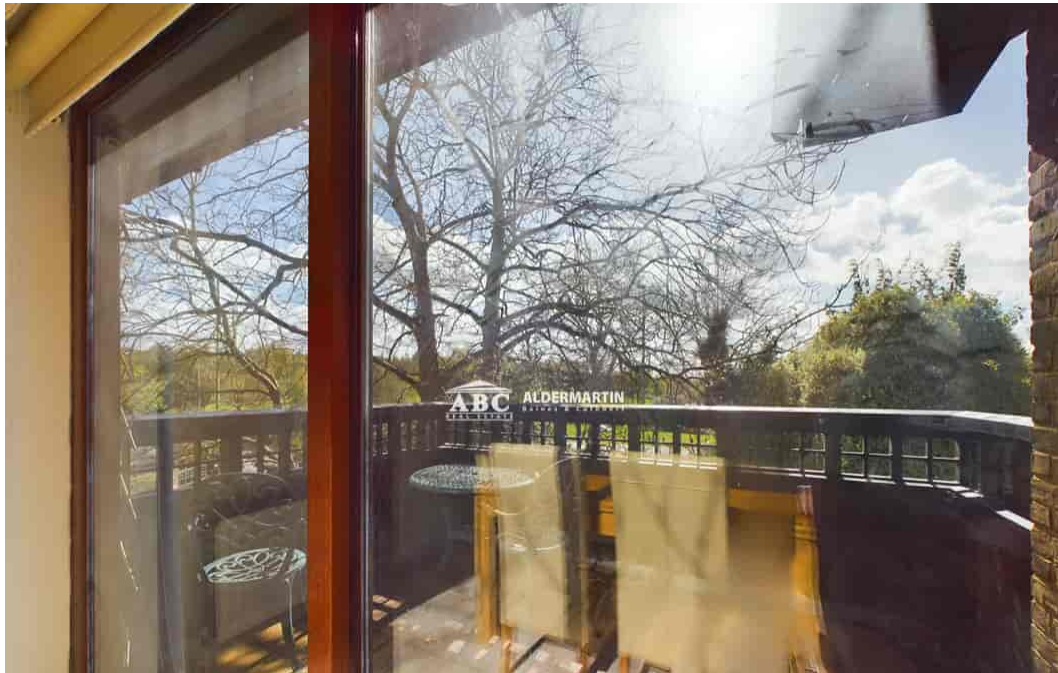
£549,950

Leasehold

This very well presented two double bedroom flat is on the first floor of a prestigious block on Bushey high Street. It offers magnificent views of the neighbouring countryside across the old golf course which is opposite the block. The flat has been maintained in excellent condition, and also comprises a dining room, a sitting room, a fitted kitchen, a family bathroom and an en-suite to the main bedroom. An outstanding feature is the balcony from where there are amazing views over fields. There are well maintained communal gardens, a garage with light and power, and ample off street parking for residents and visitors. There are approximately 964 years left on the lease. The Service Charges and Ground Rent are £3,640.

DISCLAIMER: In accordance with the 1991 Property Misdescriptions Act, these details, photographs, and the floor plan have been prepared in good faith and as a general guide, not a statement of fact. We have not carried out a survey and the services, appliances and specific fittings have not been tested. Measurements are approximate and where possible taken to the widest point. Any information regarding lease details, service charges, ground rent etc. have been supplied by our client and to the best of our knowledge is correct. However, we strenuously recommend that you ask your lawyer to ratify it.







- FIRST FLOOR FLAT
- COMMUNAL GARDENS
- BEAUTIFUL VIEWS

- TWO DOUBLE BEDROOMS
- EXCELLENT CONDITION
- BALCONY

- GARAGE + OFF STREET PARKING
- PRESTIGIOUS BLOCK
- LONG LEASE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	