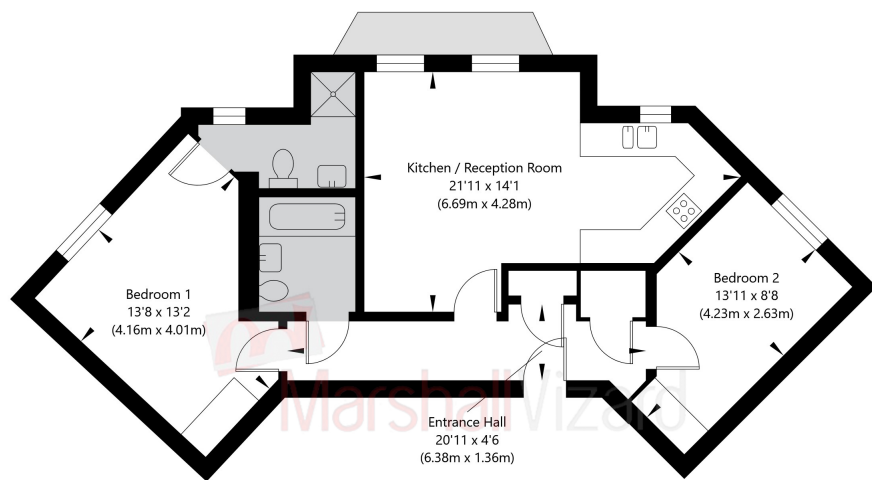




Fuller Close, Bushey, WD23 4JD

Second Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 63.31 SQ M / 681 SQ FT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	77
(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	

APPROXIMATE GROSS INTERNAL FLOOR AREA 63.31 SQ M / 681 SQ FT
 THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
 SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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This two double bedroom / two bathroom apartment is located in a prestigious development just a short walk to Bushey Heath, with its wealth of restaurants and boutiques. Excellent location for road links for commuting to North London, including A41 and M1. The property has an entrance hall with storage cupboards, open plan living room/kitchen, providing a modern fitted kitchen, two double bedrooms and two bathrooms including an en suite to the master bedroom. Both bedrooms have fitted wardrobes, the property has double glazing throughout and allocated parking.

Service Charge approx £1,900pa; Lease Length 125 years from 2005; Ground Rent - £250pa

Council Band D £2143.23

1. Money Laundering Regulations: Buyers will be asked to produce requested ID in order to meet these regulations.

2. We do our best to ensure our particulars are fair, accurate and reliable, but they are only a general guide to the property. Measurements are supplied for guidance only.

3. Buyers are advised to carry out a survey and service reports before finalising their offer to purchase..

4. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer of contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Marshall Vizard or its employees have any authority to make or give an representation or warranty in relation to this property.



ROOM DESCRIPTIONS

Entrance Hall

Wood effect flooring, ceiling light, wall heater, storage cupboard, cupboard with hot water tank.

Open Plan Living Room/Kitchen

6.69m x 4.28m (21' 11" x 14' 1") Wood effect flooring, entry phone system, spot lights, wall heater, two windows to the rear aspect.

Kitchen

Wood effect flooring, range of Beech coloured wall and base level units, contrast work tops, double sink, integrated electric oven, hob and extractor hood, fridge freezer, washer/dryer and dishwasher, spot lights, window to rear aspect.

Family Bathroom

Part tiled walls, panel bath with mixer tap and shower attachment, hand wash basin, low level W/C, heated towel rail, extractor fan.

Master Bedroom

4.16m x 4.01m (13' 8" x 13' 2") Carpeted, ceiling light, fitted wardrobes, wall heater, window to rear aspect, door to:-

Ensuite Shower Room

Part tiled walls, walk in shower cubicle, hand wash basin, low level W/C, heated towel rail, spot lights, extractor fan, window to rear aspect.

Bedroom Two

4.23m x 2.63m (13' 11" x 8' 8") Carpeted, ceiling light, fitted wardrobes, wall heater, window to rear aspect.