

## **42 Sparrows Herne, Bushey WD23 1FU**

**Offers In Excess Of £499,950**

A beautifully presented and recently constructed TWO DOUBLE BEDROOM, TWO BATHROOM GROUND FLOOR APARTMENT forming part of this sought after development in the heart of Bushey, conveniently located and within walking distance to all local shopping and transport facilities. The property is being offered in excellent decorative order and benefits from: Double Glazed Windows, Gas Fired Heating To Radiators, Underfloor Heating, Herringbone Flooring, Reception Room With Fully Fitted Open Plan Kitchen, Bedroom One With En Suite Shower Room, Bedroom Two, Bathroom, Communal Grounds, Allocated Parking.

**NO UPPER CHAIN  
SHARE OF FREEHOLD**

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**External:**



**Reception Room/Open Plan Kitchen:**



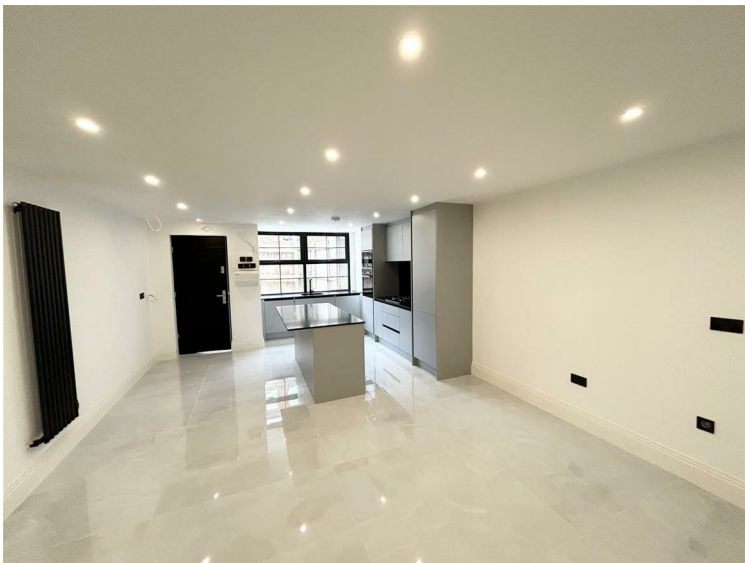
**External:**



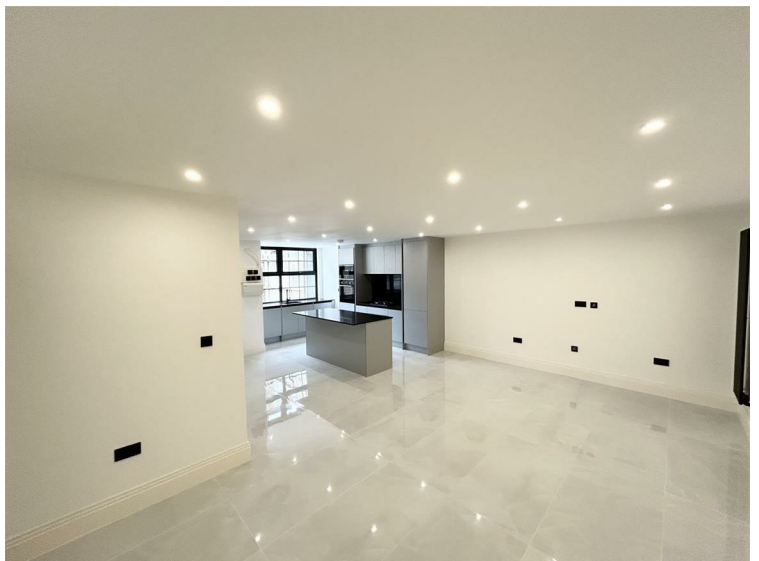
**Reception Room/Open Plan Kitchen:**



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**Bedroom One:**



**Bathroom:**



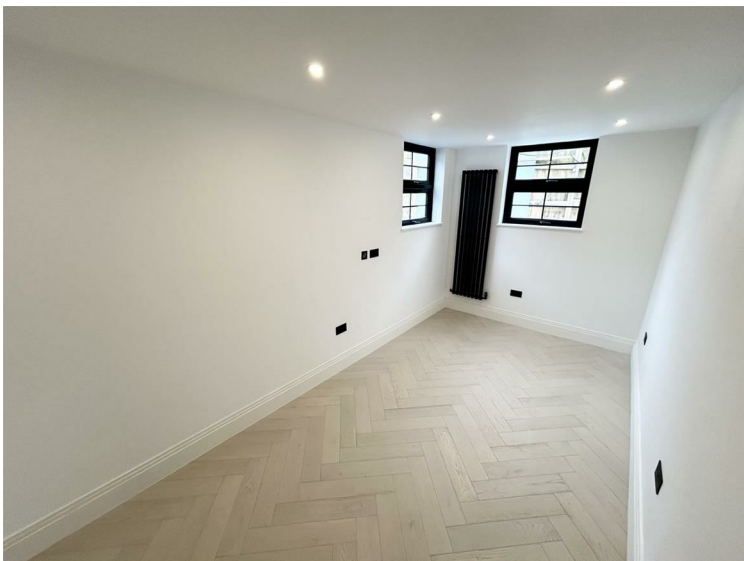
**En Suite Shower Room:**



**Communal Grounds/Parking:**



**Bedroom Two:**



**Tenure:**

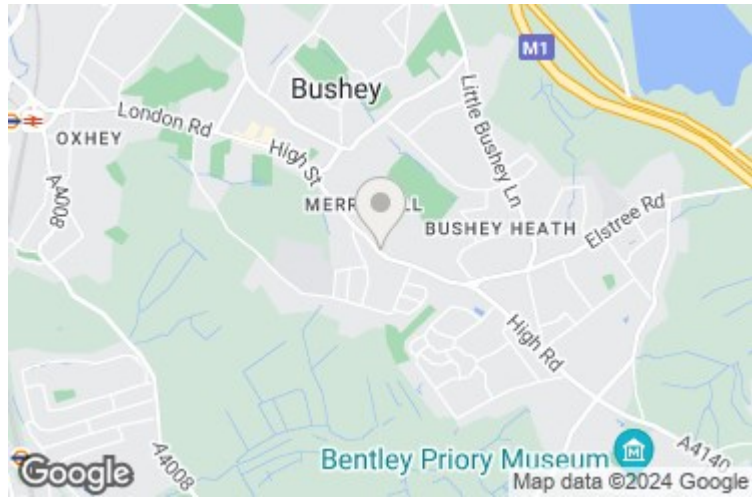
Share Of Freehold with 999 years remaining on the lease with an annual service charge of approximately £1,000. No Ground Rent

Council Tax Band D £2,076, as always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

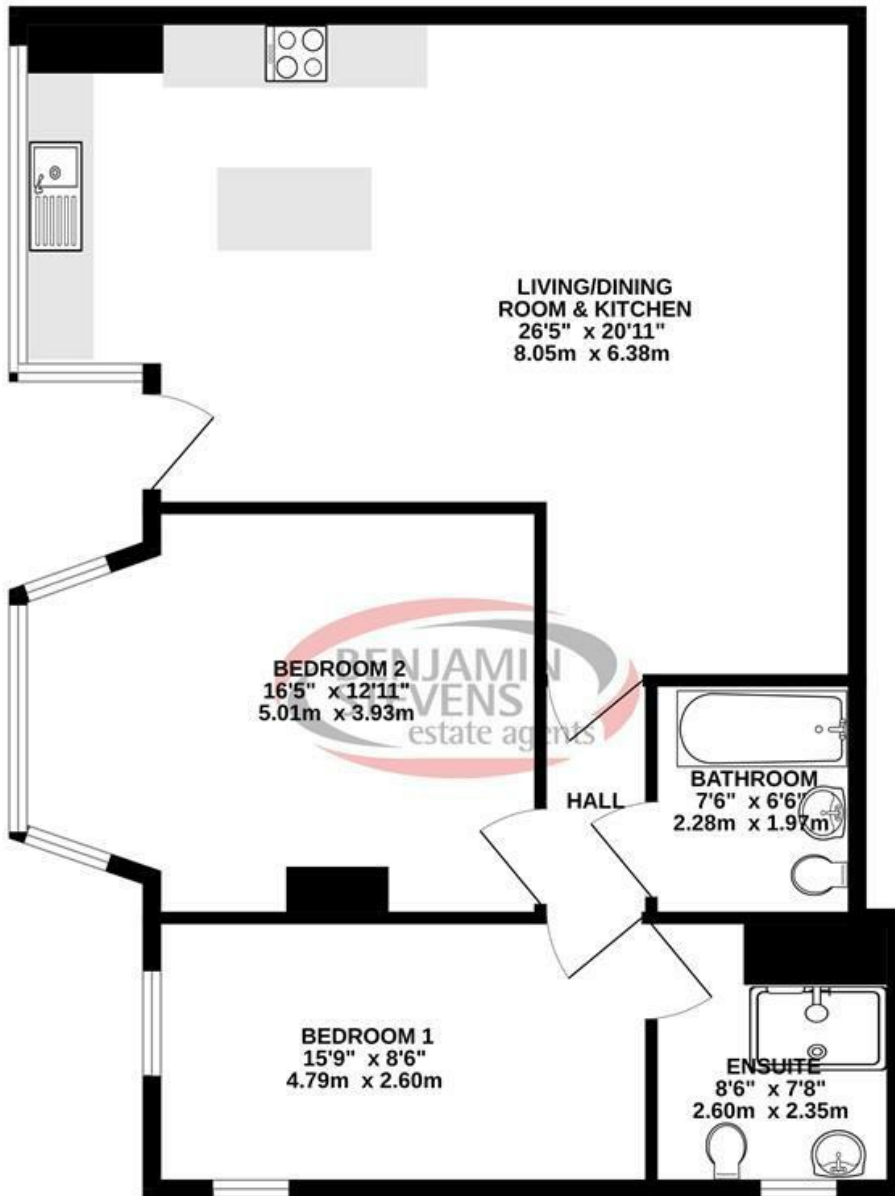
**Disclaimer:**

While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.

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GROUND FLOOR  
895 sq.ft. (83.2 sq.m.) approx.



GROUND FLOOR TWO BED TWO BATH APARTMENT

TOTAL FLOOR AREA : 895 sq.ft. (83.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

EU Directive  
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