

42 Sparrows Herne, Bushey WD23 1FU

Offers In Excess Of £550,000

A beautifully presented and recently constructed TWO DOUBLE BEDROOM, TWO BATHROOM DUPLEX APARTMENT WITH COURTYARD REAR GARDEN 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, Courtyard Rear Garden, Communal Grounds, Allocated Parking.

NO UPPER CHAIN
SHARE OF FREEHOLD

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Exterior:



Reception Room/Open Plan Kitchen:



Exterior:



Reception Room/Open Plan Kitchen:



Exterior:



Reception Room/Open Plan Kitchen:



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Reception Room/Open Plan Kitchen:



Bedroom One:



Reception Room:



En Suite Shower Room:



Bedroom One:



Bedroom Two:



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Bathroom:



Communal Grounds/Parking:



Tenure:

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

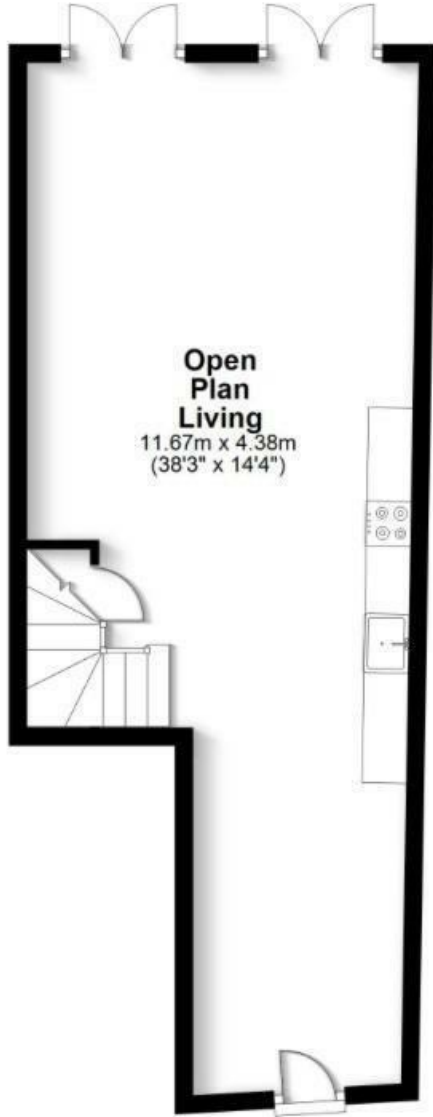
Council Tax Band D £2,076, as always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

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.

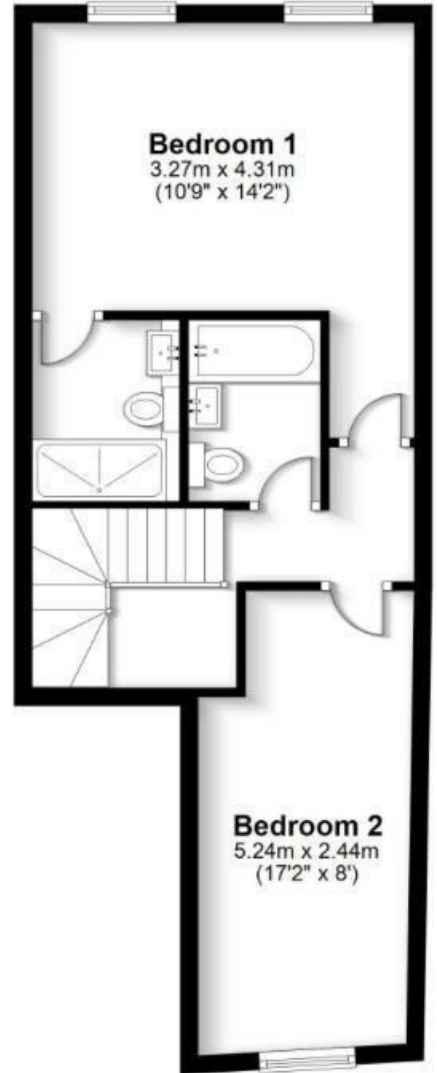
Ground Floor

Approx. 42.5 sq. metres (457.3 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.5 sq. feet)



Total area: approx. 84.6 sq. metres (910.8 sq. feet)

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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