

## 42 Sparrows Herne, Bushey WD23 1FU

### Offers In Excess Of £450,000

A beautifully presented and recently constructed TWO BEDROOM TWO BATHROOM FIRST FLOOR APARTMENT WITH BALCONY 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, Balcony, Communal Grounds, Allocated Parking.

NO UPPER CHAIN  
SHARE OF FREEHOLD



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**External:**



**Reception Room/Open Plan Kitchen:**



**External:**



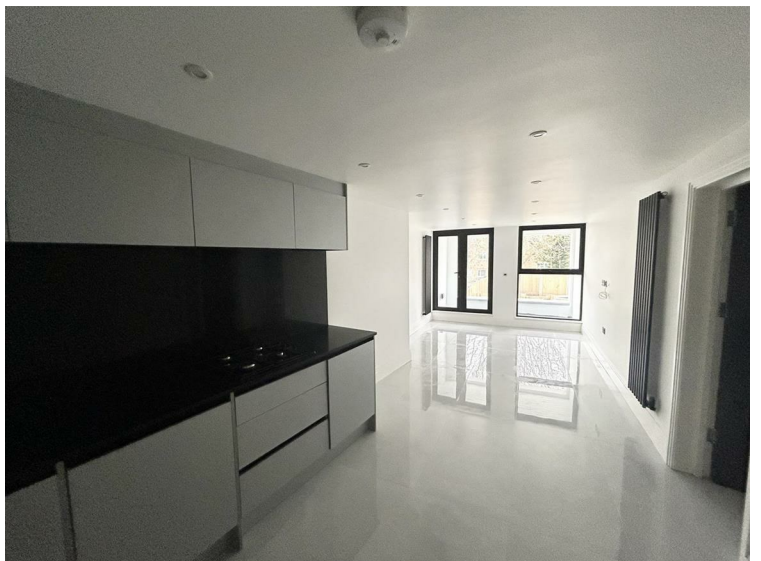
**Reception Room/Open Plan Kitchen:**



**External:**



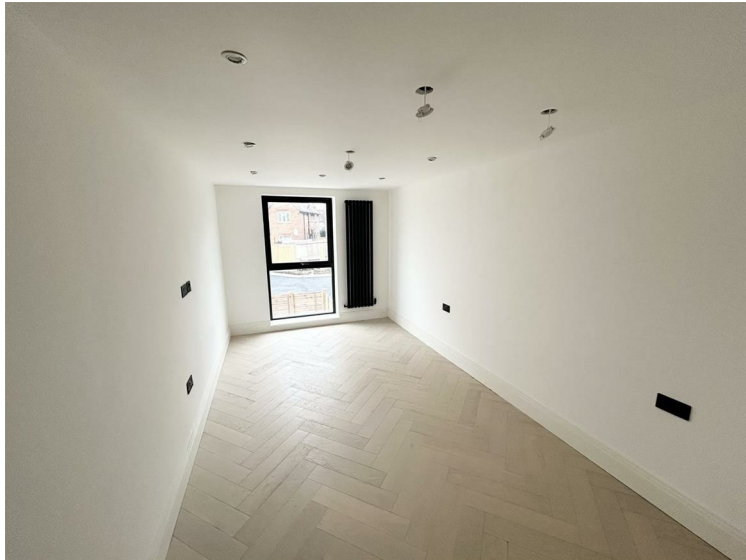
**Reception Room/Open Plan Kitchen:**





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**Bedroom One:**



**Bathroom:**



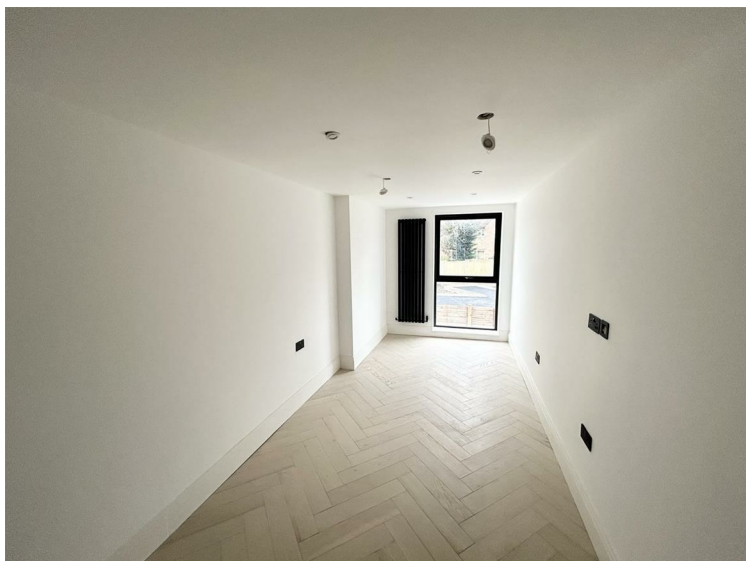
**En Suite Shower Room:**



**Communal Grounds/Parking:**



**Bedroom Two:**



**Tenure:**

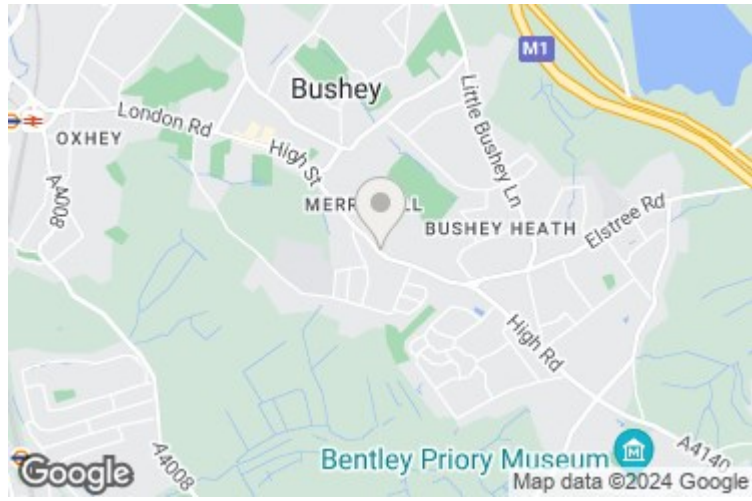
Share Of Freehold with 999 years remaining on the lease with an annual service charge of approximately £1,000. No Ground Rent

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.

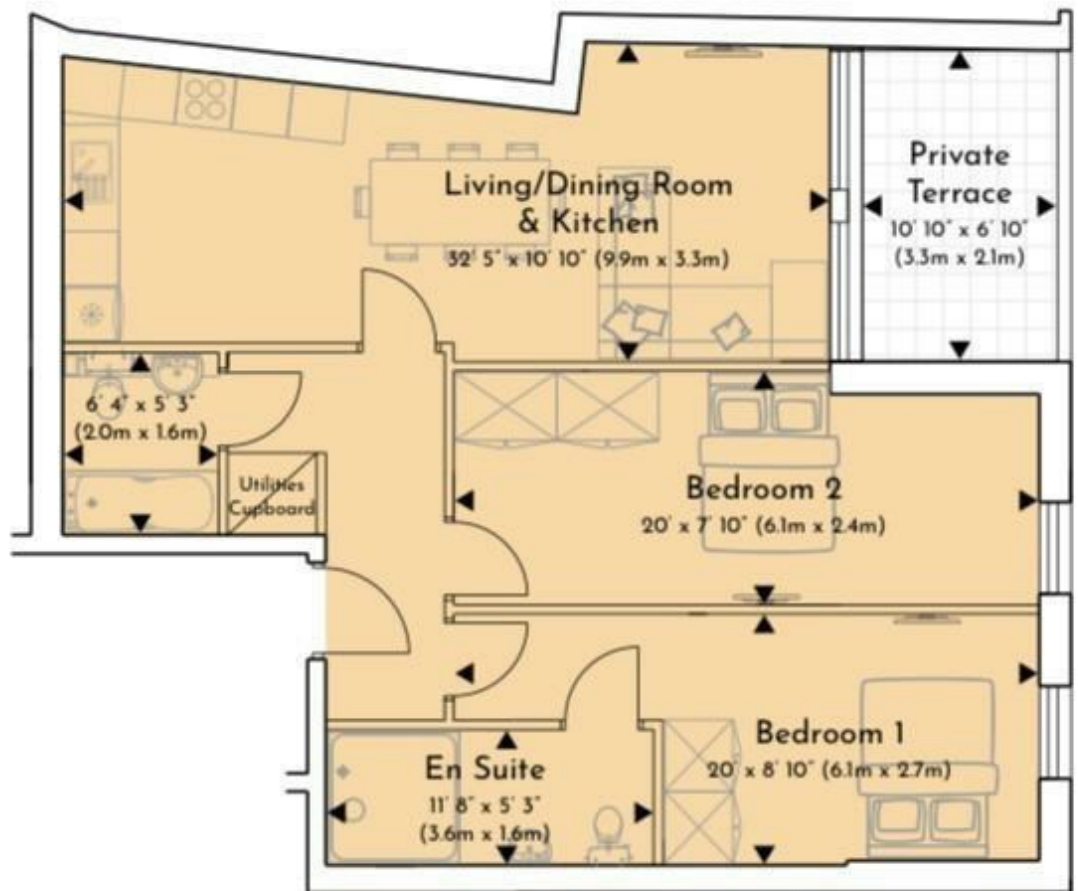
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# Apartment 4 - First Floor

775ft<sup>2</sup> | 72m<sup>2</sup>

Situated at the rear of the development.



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



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