



**BENJAMIN
STEVENS.**
estate agents



Brooke Way, Bushey WD23 4JW

£1,900 PCM

Benjamin Stevens are pleased to present this fully renovated and refurbished THREE DOUBLE BEDROOM two bathroom duplex apartment located on a quiet turning in Bushey.

Presented in excellent condition throughout, inside you will find a brand new open plan lounge/kitchen/dining room with doors leading out on to the balcony, three bedrooms, two bathrooms (one en suite) and utility cupboard.

Externally there are attractive communal gardens and a garage.

To arrange a viewing, call 020 3271 0111

Exterior:



Lounge/Dining Room:



Entrance Hall:

Composite door, built in storage, panel radiator, stairs to first floor.

Landing:

Radiator, door to bedroom, door to lounge/dining room, fitted carpet.

Lounge/Dining Room:



Double glazed door leading to balcony, double glazed window to rear, radiator, built in wall storage units, opening into the kitchen.

Lounge/Dining Room:

Kitchen:



Range of fitted wall and base units, recess and plumbing for dishwasher, built in double electric oven, space for fridge/freezer, built in gas hob, sunken sink, high quality worktops, part tiled walls.

Bedroom One:



Double glazed window to rear, bespoke fitted wardrobes, door leading to en-suite, radiator.

En-suite:



Glazed enclosed walk in shower with hand shower attachment, hand wash basin, low flush WC, heated towel radiator, linoleum flooring.

Bedroom Two:



Double glazed window to front, built in storage, fitted carpet.

Bedroom Three:

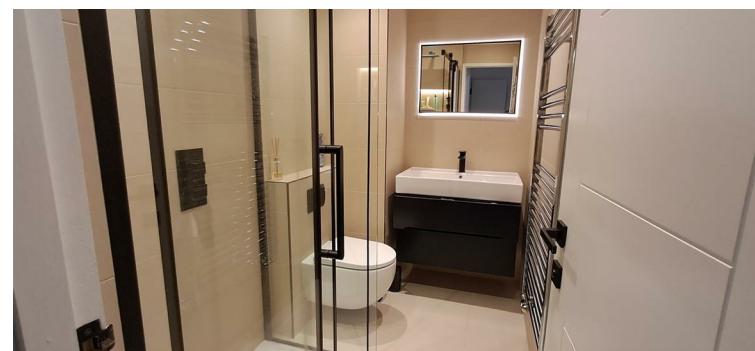


Double glazed window to front, radiator, built in wardrobe storage.

Second Floor Landing:

Double glazed window to front, loft access, door to utility cupboard with recess and plumbing for washing machine, fitted carpet.

Bathroom:



Modern bathroom with part tiled walls, panel enclosed bath, low flush WC, engineered wood flooring, heated towel radiator.

Garage:

Garage in block with up and over door.

Communal Gardens:



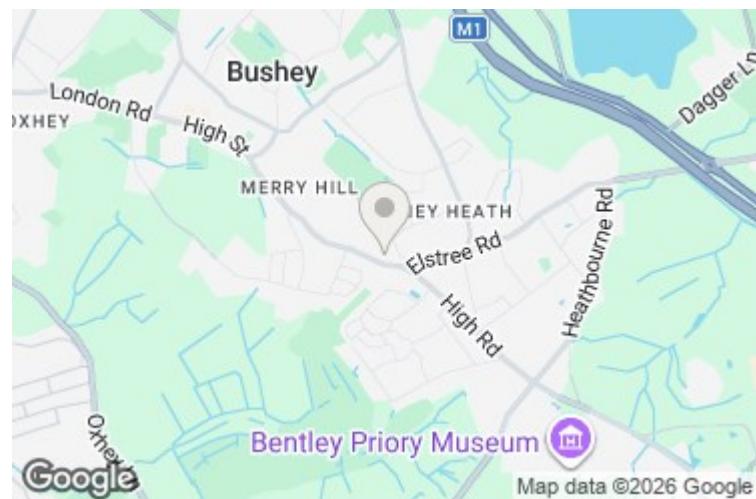
Tenure:

To the best of their knowledge the seller advises us there are 150 years remaining on the lease with a annual combined service charge and ground rent of £1,500 per year. 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.

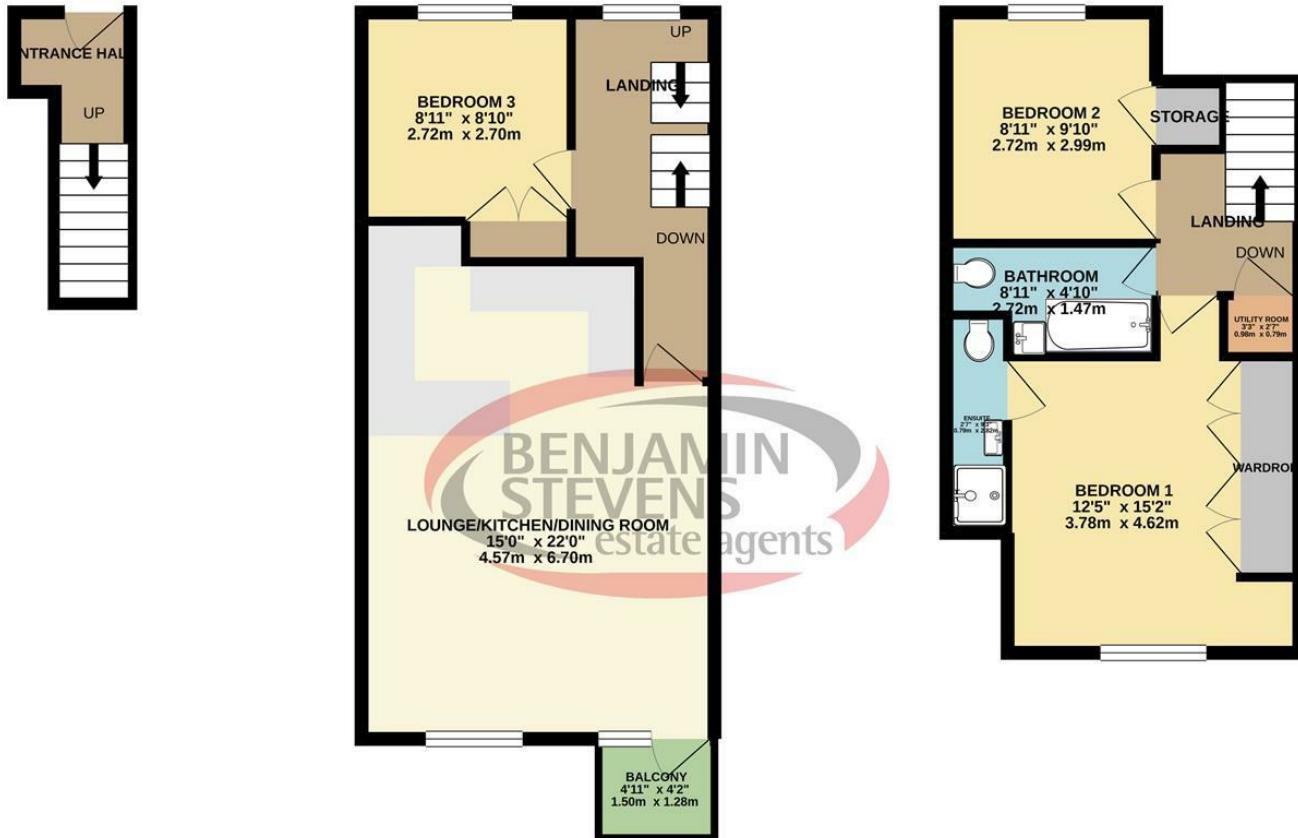
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GROUND FLOOR
45 sq.ft. (4.2 sq.m.) approx.

3ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.

2ND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 885 sq.ft. (82.2 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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