



St Peters Close
Bushey Heath
Bushey
WD23 1FG

To Let
£1,600 PCM



Well presented two bedroom first floor duplex apartment. Ideally located near local shops, schools and amenities. Stairs leading to spacious lounge/diner with balcony, fully fitted kitchen with appliances, small double bedroom and family bathroom with shower over bath. Stairs leading to Master bedroom with en-suite shower room and utility room. Communal garden and garage. EPC rating D. Unfurnished. Available 27 March.



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High Street, Bushey. Despite being close to London and having Watford on its doorstep Bushey retains the feeling of a small town and this is reinforced with events such as the Bushey Festival and quarter marathon which is held each July and the Horticultural Society's flower and produce show. The area contains a mix of schools and local shops.

Lounge Diner 14.09x14.01x8.06
L-Shaped lounge/diner with balcony

Kitchen 8.05x5.06
Fully fitted with appliances

Bedroom 8.10x8.02
with fitted wardrobe

Family Bathroom 7.04x5.02
with shower over bath

Master Bedroom 13.02x12.09
With en-suite shower room and fitted wardrobes

Utility Room
with washer dryer

Council Tax Band
Hertsmere BC - Band D - £2200 pa approx.

Financials
Referencing - earnings required 30 x the rental pa. between the adult tenants - £48k pa
Holding deposit required - equal to one weeks rental - £369.23
Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £1846.15
Once months rental payable in advance at Tenancy start date - £1600.00



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	