



## 1 bed retirement property to buy in WD23

High Street, Bushey, Hertfordshire, WD23 3BX

**£70,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Serviced By A Lift
- ✓ Top Floor Retirement Apartment
- ✓ Over 60's Development
- ✓ EPC Rating C

Off Street parking

## Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Electric**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

0207 867 3382  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

TOP FLOOR RETIREMENT APARTMENT - SERVICED BY A LIFT - LOUNGE/DINER - KITCHEN - DOUBLE BEDROOM WITH FITTED WARDROBES - BATHROOM - NO UPPER CHAIN - PARKING - COMMUNAL GARDENS - APPROX 960 YEARS REMAINING ON LEASE \*\* We are delighted to offer for sale this top floor (2nd) 1 bedroom retirement apartment located just off Bushey High Street and being sold via secure sale online bidding. Externally the block benefits from communal gardens and there is off road parking to the front. In order to arrange an early appointment to view, please contact us without further delay to avoid disappointment.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 960

Annual Service Charge Amount: £3,612.00

Price: Starting Bid £70,000

Property Type: Retirement property

Parking: Off Street

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92-100) <b>A</b>                           |         |                                                                                                               |
| (81-91) <b>B</b>                            |         |                                                                                                               |
| (69-80) <b>C</b>                            | 72      | 80                                                                                                            |
| (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, Scotland & Wales                   |         | EU Directive 2002/91/EC  |

High Street, Bushey, Hertfordshire, WD23 3BX

Contact your local branch today for more information on this property:

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