



THREE BEDROOMS, THREE BATHROOMS GROUND FLOOR APARTMENT

Squires Park, Clouston Avenue, Bushey, Hertfordshire

ROBSONS

**GATED DEVELOPMENT • GROUND FLOOR •
THREE BEDROOMS • FITTED WARDROBES •
AIR CONDITIONING • LARGE PRIVATE GARDEN
• ALLOCATED PARKING • MODERN KITCHEN •
UTILITY ROOM • LIGHT AND SPACIOUS •**

Situated within a gated development, this purpose built ground floor three bedroom, three-bathroom apartment recently built by Heronslea Group has been modified by the current owners to include hard flooring throughout, a water softener, underfloor heating, electronic blinds in all rooms, alarm system, phone entry system, sensor controlled gate, Mitsubishi air-conditioning and fitted wardrobes to bedrooms. Boasting over 1500 sqft of accommodation on one level which comprises three bedrooms, three bathrooms, kitchen/breakfast room, living/dining room and utility room. A unique benefit of this spacious apartment is the large private garden which is accessed via the living room. The property also has two allocated parking spaces. The kitchen has Siemens appliances including the dishwasher, dryer, washing machine, induction hob and an electric grill/oven microwave as well as a oven. In the kitchen there are two fridge freezers, Quooker Tap with four facilities including sparkling and still water, hot and cold water and lights underneath the cupboards so there is also the option to dim the lights and extra doors fitted to the kitchen to give the option to close off the area leading to the living area. The utility room has many cupboards for storage. The living room/kitchen, main bedroom and second bedroom have built in Mitsubishi air conditioning and the bathrooms have remote temperature controls for the towel rails.





Location

Clouston Avenue is conveniently situated approximately 1.2 miles from Bushey Station providing fast mainline services to Euston in 18 minutes, and Overground services between Euston and Watford Junction. Central Watford, Bushey Village, A41 and M1 are close by, as are many amenities including Bushey Grove Leisure Centre, numerous local shops, restaurants, pubs, and a number of excellent schools. Watford town centre provides extensive regional facilities including the Atria Shopping Centre, IMAX cinema complex, and several theatres.

Additional Information

Tenure: Leasehold

Lease Length: 130 years

Service Charge: £1,598.00 per annum to include buildings insurance

Ground Rent: £450 pa

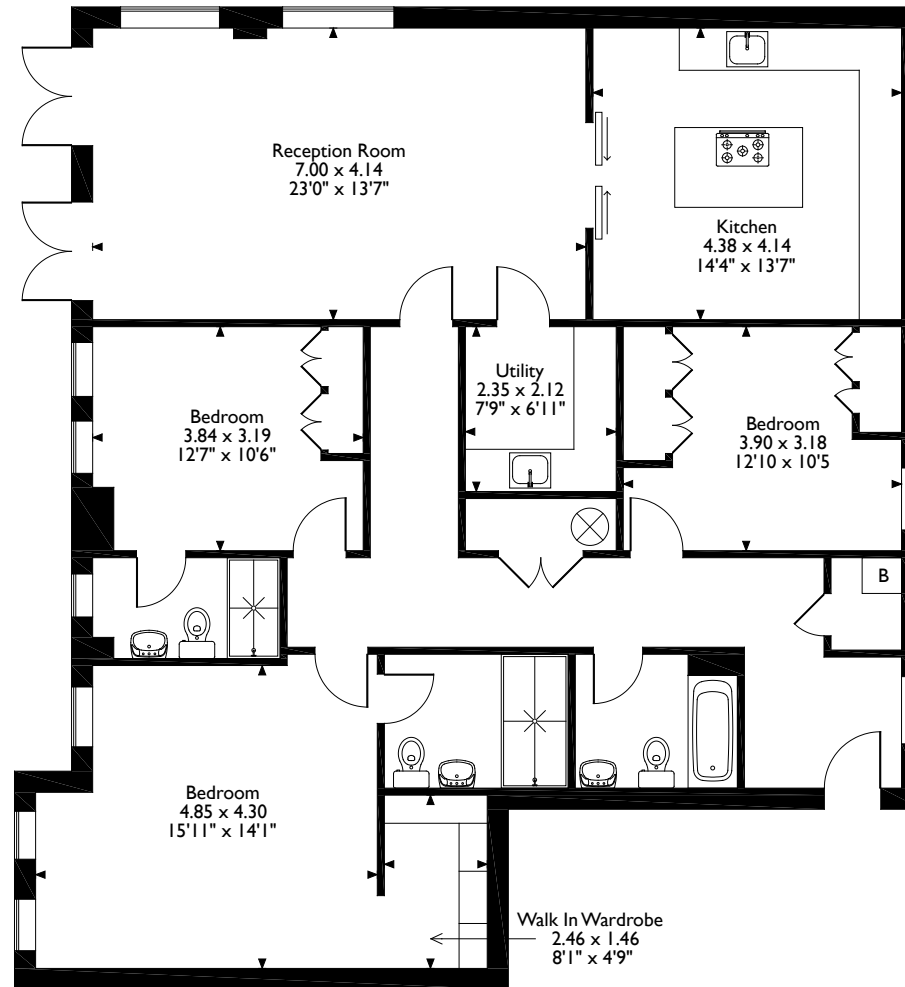
Local Authority: Hertsmere Borough Council

Council Tax: Band G

Energy Efficiency Rating: Band B



Clouston Avenue, Flat 14 Squires Park, Bushey, Hertfordshire
Approximate Gross Internal Area
140 Sq M/1507 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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