



## Lansdowne Court Bushey Offers over £575,000

A two bedroom flat, with a private patio, available chain free with Davidson Frost-Wellings.

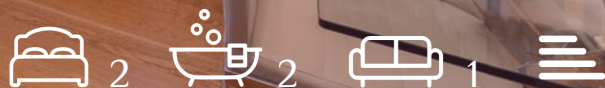
On the ground floor of a purpose built, modern block is this two bedroom, two bathroom property. The flat has a reception room with French doors leading to the private patio, which in turn leads on to large, well-maintained communal gardens. There is also a separate eat-in kitchen, a large master bedroom with built-in wardrobes and an ensuite bathroom. In addition the flat has a second bedroom, family bathroom and is available with two allocated underground parking spaces, plus an underground storage cupboard.

Leasehold with approximately 113 years remaining.  
Service charge of approximately £313 per month.  
Ground rent of approximately £395 per annum.  
Hertsmere Council tax band F.

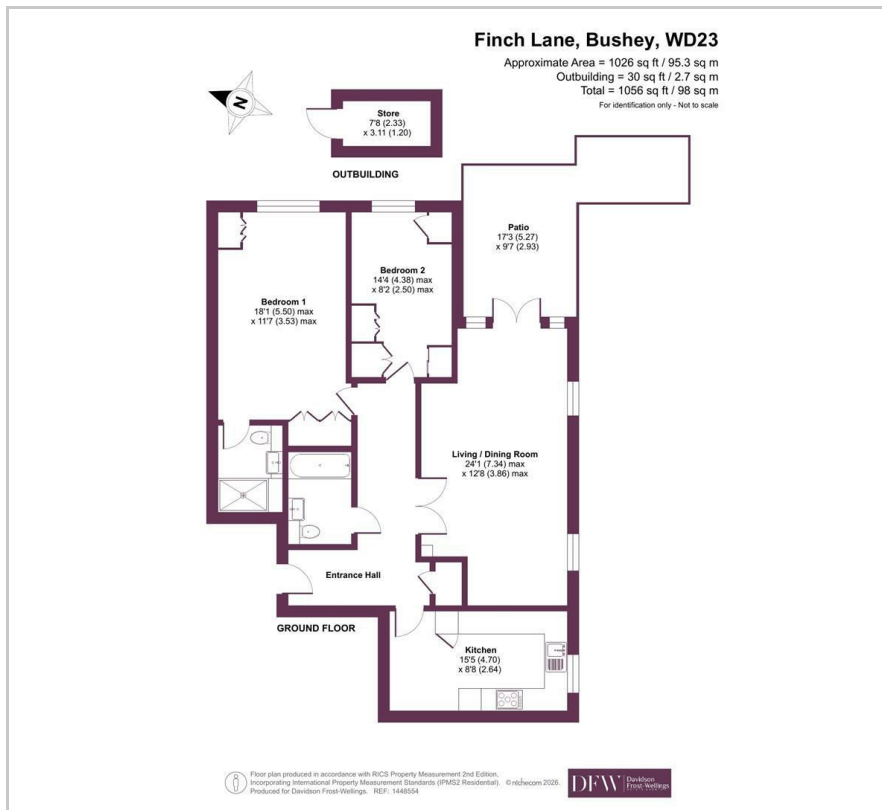
- Two bedrooms
- Two bathrooms
- Garden flat
- Two underground parking spaces
- Chain free
- Leasehold

### Viewing

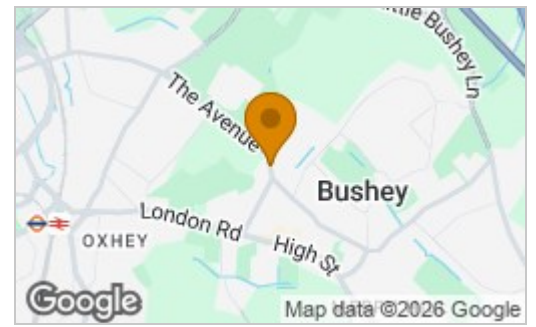
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.




# Floor Plan



# Area Map



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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