



## 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.

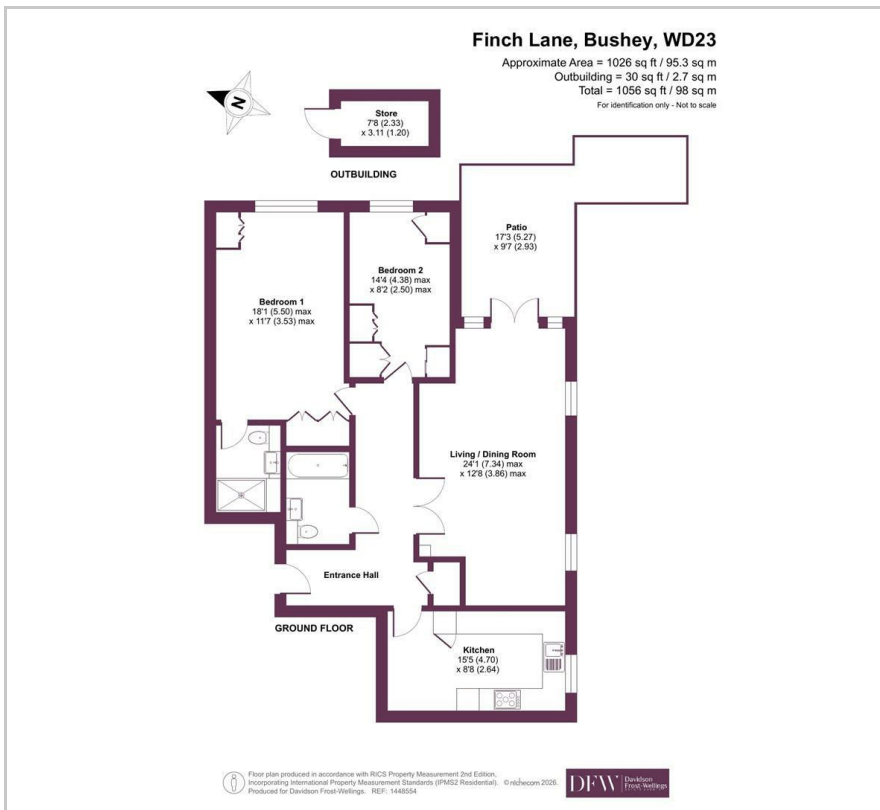
- Two bedrooms
- Two bathrooms
- Garden flat
- Two underground parking spaces
- Chain free
- Leasehold

### Viewing

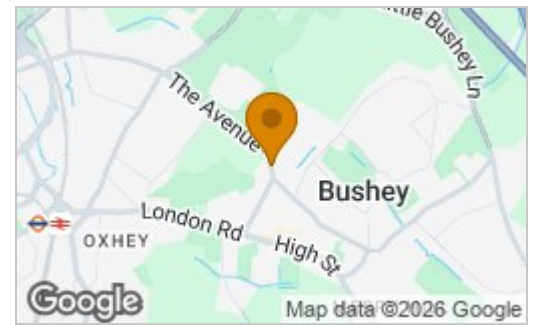
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



## 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>	<b>82</b>	<b>82</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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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