

Asking price of £149,950

Moat View Court, Moatfield Road, Bushey, WD23



**FANTASTIC OPPORTUNITY TO PURCHASE THIS TWO BEDROOM
RETIREMENT APARTMENT-AGE LIMIT 60 plus**

Leasehold - 156 years remaining.


A larger than average 2 bedroom retirement flat with its own separate entrance . Located on the ground floor the flat opens out onto a private terrace and delightful communal gardens with a communal conservatory. An open aspect with views across the adjacent park, which is easily accessed via gates and a small bridge.

There are 2 bedrooms, a 19ft long (into bay) reception room with an opening to the kitchen and a combined bathroom/wc. The flat has emergency pull cords, electric heating & double glazed windows.

Maintenance Charge £196.06 Per Month

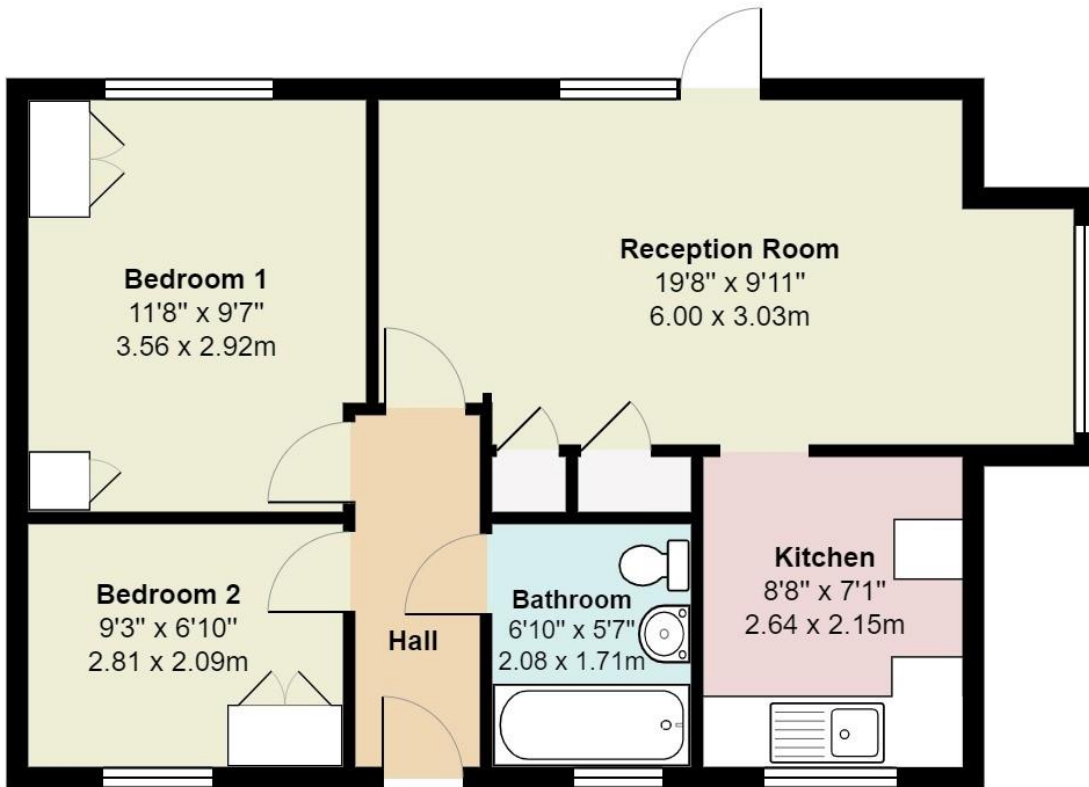
Council Tax Band C = £1,817.21 per annum for year ending March 2024.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	







Ground Floor

Moat View Court WD23
Total Area: 521 ft² ... 48.4 m²

All measurements are approximate and for display purposes only

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS : LONDON SALES & LETTINGS

The Studio (Ground Floor), 90b Walm Lane, Willesden Green, London, NW2 4QY T: 020 3018 6292 E: mark@thelsl.co.uk W: www.thelsl.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE LONDON LETTING COMPANY NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.