



SITUATION

Located at the junction with High Road and Windmill Lane and within easy walking distance of the various shopping facilities further along the High Road which includes **Coral, Budgens, Barnardo's, Domino's, Hob, Morrisons Daily/Post Office** and **Wenzel's** all serving the surrounding residential area.

Bushey Heath lies approx. 13 miles north-west of Central London and 2 miles south-east of Watford Town Centre and enjoys good road links via the A41 and the M1 (Junction 5).

PROPERTY

Forming part of a purpose-built block within this gated development comprising a **Self-Contained 2 Bed Flat** on the ground floor which includes:

- uPVC double glazing
- Entry phone.
- Fitted kitchen with hob, oven, washing machine, tumble dryer and fridge/freezer.
- Living Room with access to Communal Grounds.

In addition, the property includes a **covered Parking Space**.

ACCOMMODATION (measurements to maximum points)

Ground Floor Flat

Bedroom 1	13'4" x 13'1"
plus ensuite Shower/WC	
Bedroom 2	13'11" x 10'9"
Living Room	17'2" x 13'1"
Kitchen	13'4" x 7'1"
Bathroom/WC	7'4" x 6'1"

GIA Approx. 745 sq ft

Plus 1 covered parking space

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 158 years from 29th September 1975 (thus having approx. 108 years unexpired) at a current ground rent of £250 p.a. rising by a further £250 p.a. in 2038 and every 25 years thereafter (see Note 1).

Offered with Vacant Possession

Note 1: The Vendors have been charged ground rent in the sum of £60 p.a. since their ownership commenced in 2013.

Note 2: No. 1 Heath Lodge (2 bed flat) sold for £417,500 in December 2024 (source: zoopla.co.uk).

Note 3: Refer to the Auctioneers for the video tour of the property.

Vacant 2 Bed Flat

The Surveyors dealing with this property are
Steven Grossman and Rocco Kay

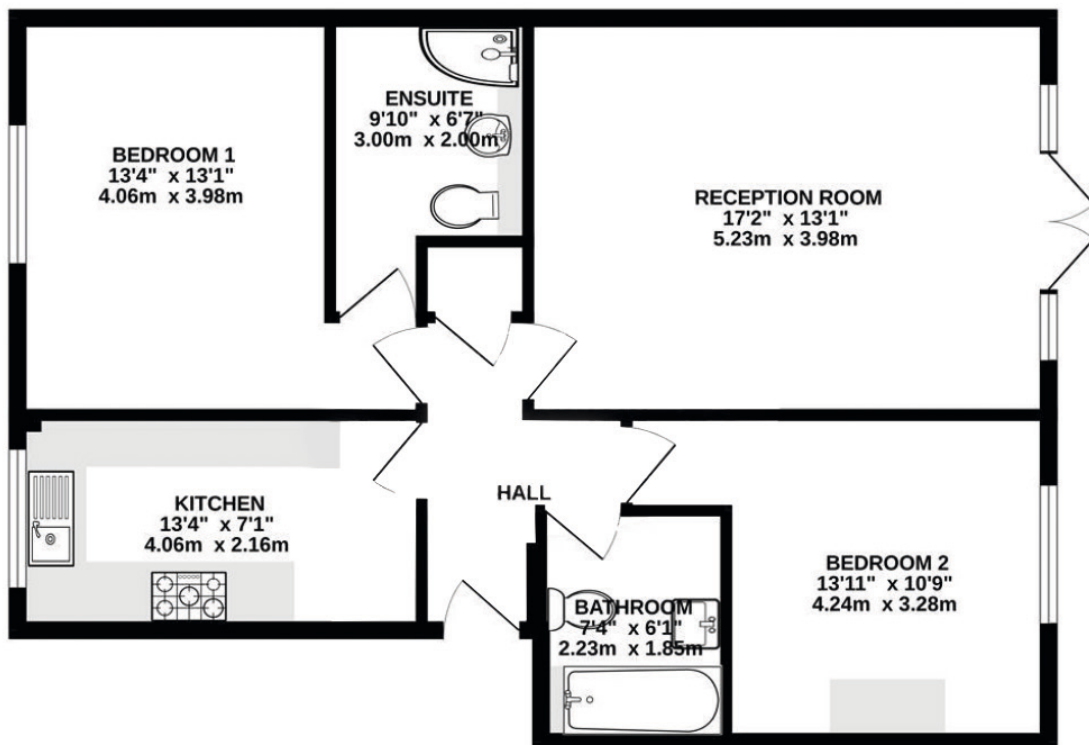
The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

Lease and More Law
Tel: 07956 448 910 Ref: Stuart Lawrence
Email: sl@leaseandmorelaw.co.uk



GROUND FLOOR



GIA Approx. 745 sq ft

Plan not to scale and for identification purposes only