Hamptons
INTERNATIONAL



Flat 4 The Catsey Catsey Lane, Bushey, WD23

2 2 1

£550,000
(£550,000)

Property details



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Key features

- **Gated development**
- **Fully integrated kitchen**
- **Fully tiled Bathroom and Ensuite**
- **Fitted wardrobes to bedrooms**
- **Flooring throughout**
- **Underfloor heating**
- **Private terrace**
- **Parking**
- **EV charging**
- **10 year ICW warranty**

Attributes

- **Apartment**

*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates

Description

VIEWING ADVISED ON THE REMAINING APARTMENTS. With 796sq.ft of accommodation, this 2 Bedroom, 2 Bathroom first floor apartment forms part of The Catsey, a development positioned over 2 blocks and incorporating eight apartments.ONE OF ONLY 2 APARTMENTS REMAINING.The apartment features an open-plan kitchen/living area with access to a private terrace. Bedroom 1 also has access to the terrace and includes its own ensuite shower room, whilst bedroom 2 benefits from having access to a separate bathroom.The Catsey apartments are positioned over 2 blocks and have been exceptionally well finished with a high specification.Specification:• Braverman designed kitchen with matt/gloss Lacquer fronted doors, full height matching quartz splashback, Quartz stone worktop. Siemens (or equivalent) appliances to include induction hob, fully integrated dishwasher, fridge freezer, single oven, combi oven and microwave. Quooker tap (boiling water tap). Freestanding washing machine located in utility cupboard. Stainless steel under mounted double sink.• Fully tiled bathrooms with Italian porcelain tiles. Wet underfloor heating. Custom fitted bespoke vanity unit. Wall hung mirror with LED. Dual voltage shaver socket. Wall hung dual flush Grohe wc pan with soft closing seat and cover. Kaldewei bath with glass bath screen. Italian brushed brass finish. Heated towel rails.• Bespoke fitted wardrobes to principal bedrooms and bedroom 2 in all units. Luxury Carpet. Coffered ceilings with LED downlights in all principal bedrooms.• Herringbone laid wood flooring to hallway & lounge.• LED down lighters throughout.• High quality sockets and switches.• CAT 6 data points to lounge and all bedrooms. BT SKY + Aerial and Ethernet points in living room. BT Aerial Ethernet in all bedrooms.• Audio/Video door entry system linked to the main block entrance.• Integrated Sonos sound system in communal living areas.• Parking bays provided with electric vehicle charging points.• Wet underfloor heating individually controlled in every room and hallway.• All apartments with private external space (terrace or garden) with external lighting and sockets.• Brushed Brass level handles and accessories throughout.• Private gated development.• Each unit provided with own car parking space.• 10 Year ICW warranty.• Intruder alarm system to all units.Leasehold: 999 years (commenced from January 2022)Service Charge: £2,834.00 p/aCouncil Tax Band: EEPC: BTo arrange a viewing or for further information, please contact Hamptons Stanmore New Homes on 0208 954 8626.The CGI's or images you see may not be indicative of this property.SituationThe Catsey offers residents a country lifestyle on the fringes of London. Here you can achieve the perfect work-life balance, with excellent transport links into the capital, good local amenities, and a choice of outstanding schools.Whether you’re an early morning jogger, keen golfer, competitive cyclist, or simply prefer to relax in the grass with a book, you’ll find plenty of green spaces to help you unwind.Within a few miles of The Catsey, you’ll find a wide choice of shopping areas. Watford, to the north, is a bustling town offering a great selection of high street chains mixed with independent boutiques and long-established family-run businesses. Here you will also find theatres, cinemas, and restaurants catering to all tastes.Harrow-on-the-Hill, to the south, is a picturesque hilltop village. You will discover restaurants, cafes, pubs, and antique stores among the narrow winding streets and impressive period architecture. Property Ref Number: HAM-64460







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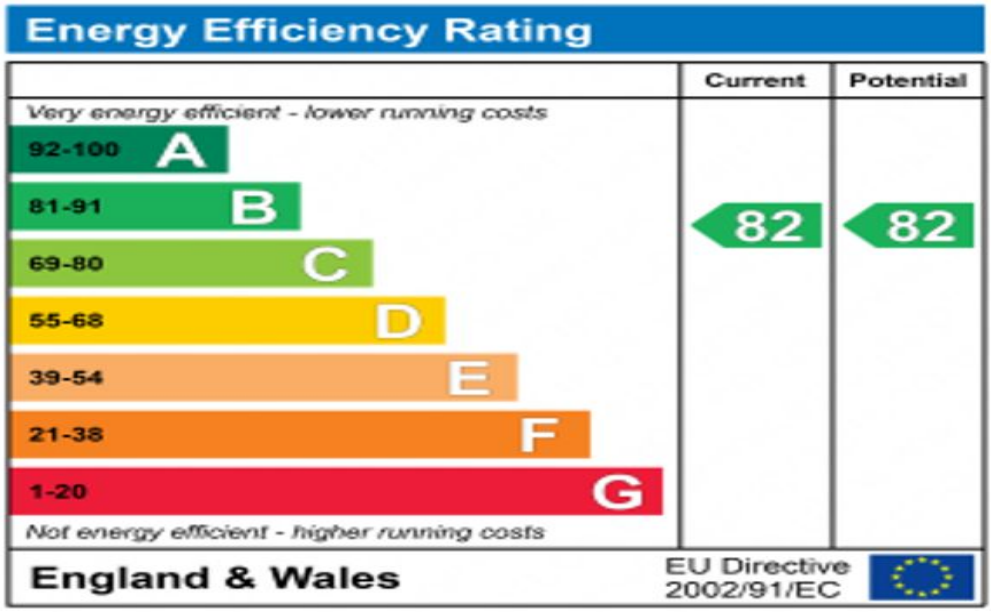




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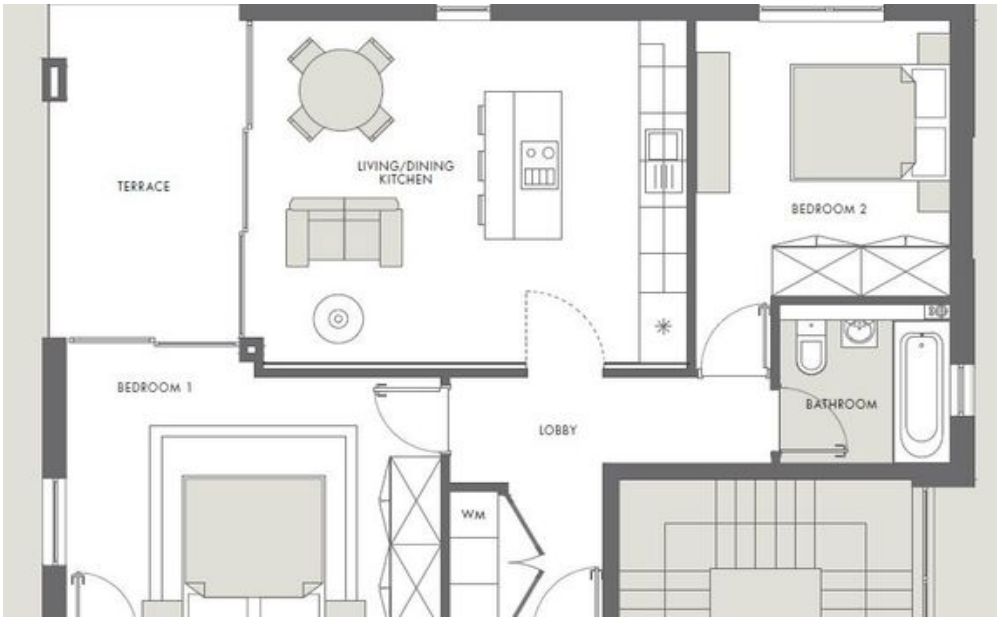




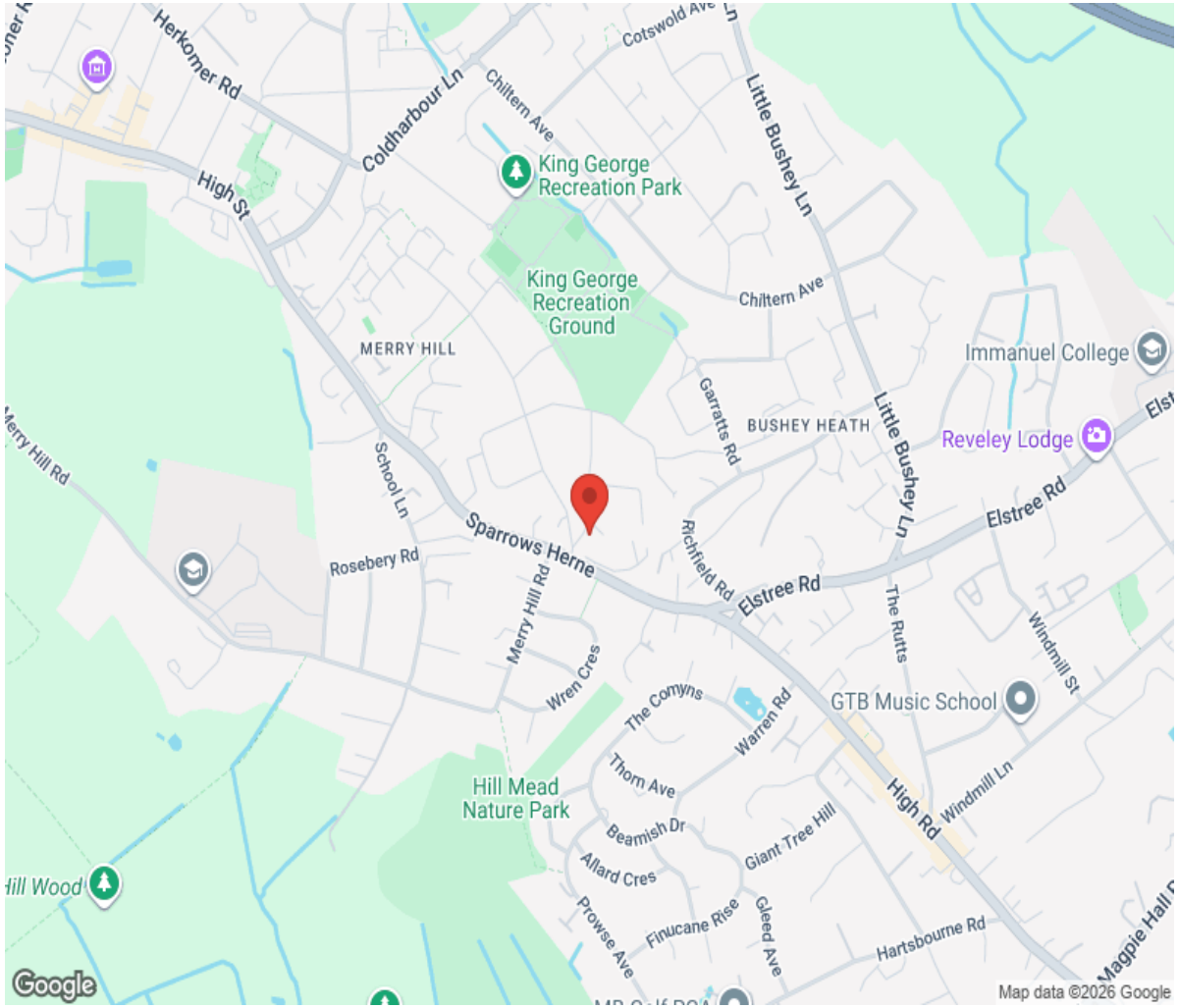
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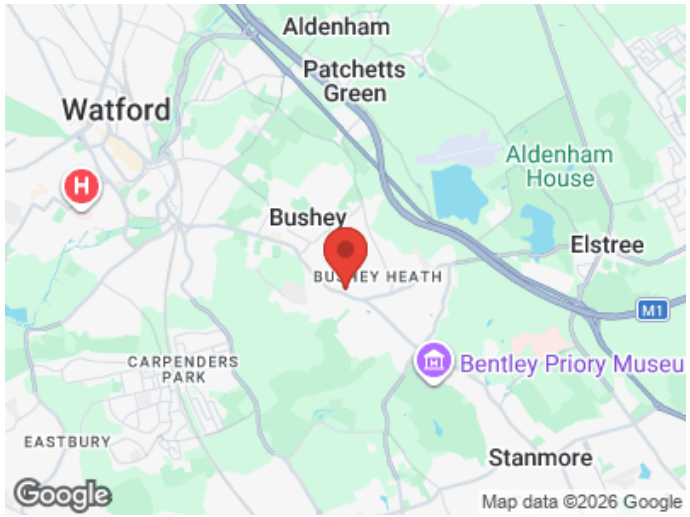
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Floor plan



Location





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