



Connells

Homecedars House Elstree Road
Bushey Heath Bushey



Property Description

**** NO CHAIN **** Connells are pleased to bring this well presented one bedroom, first floor warden assisted retirement flat for over 60's situated in a popular and sought after residential block in Bushey Heath. This apartment comprises a spacious living room, a fitted kitchen, one double bedroom with built in wardrobes and a bathroom. Benefits include well maintained communal gardens, residential parking and visitor bays, lifts to all floors, emergency pull cords in all rooms as well as a further communal lounge and laundry room and other site facilities.

This property also benefits from being conveniently located within walking distance of Bushey Heath's multiple shopping and transport facilities including regular bus services to Stanmore and Watford, access to Bushey Station that provides direct links into London as well as the A41, M1 & M25 motorways.

For more information, or to book a viewing please contact Connells today.

Main Entrance

Communal entrance, entry phone system, lift to second floor, hardwood front door to.

Entrance Hall

Storage cupboard.

Lounge

17' 4" x 10' 6" (5.28m x 3.20m)

Window to rear aspect, electric storage heaters, television point. Opens to kitchen,

Kitchen

7' 3" x 5' 6" (2.21m x 1.68m)

Fitted kitchen comprised of wall and base units with laminated work surfaces and tiling to match, single sink with drainer, electric hob, electric oven, fridge/freezer.

Bedroom One

12' 2" plus wardrobes x 8' 9" (3.71m plus wardrobes x 2.67m)

Window to rear aspect, built in wardrobes, electric storage heater.

Bathroom

Shower cubicle, vanity unit with inset wash hand basin, low level W/C, tiled walls.

Outside

Parking

Residence permit parking and visitor bays.

Communal Gardens

Well maintained communal garden.

Facilities

Laundry room, communal lounge, communal gardens, development manager, guest suite (additional cost), 24 hour Appello Call System in use when development manager is not on site.









Total floor area 42.7 m² (460 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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86 High Street
 BUSHEY WD23 3HD

EPC Rating: C Council Tax
 Band: C

Service Charge:
 2400.00

Ground Rent:
 560.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS307866

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: BUS307866 - 0005