



HERNE  
COURT  
FLATS 1 - 24 ONLY  
FLATS 25 - 31 OPPOSITE



## Property Description

Connells are pleased to bring this well-presented FIRST FLOOR two bedroom OVER 60's RETIREMENT APARTMENT that is situated on the popular Richfield Road, in Bushey Heath. This property is in EXCELLENT CONDITION throughout and comprises of TWO DOUBLE BEDROOM'S with FITTED WARDROBES, a fitted kitchen and bathroom as well as an EXPANSIVE LOUNGE. The property is available for the over 60's who are independent and enjoying retirement with the benefit of FLEXIBLE LIVING with a COMMUNAL LOUNGE. The property benefits from residential parking as well as access to a PRIVATE GARDEN.

This property is conveniently located with easy access to several transport links including, several bus routes and Bushey Train station that provides direct links into London as well as the A41 and M1 & M25 motorways. The vibrant Bushey Heath and Bushey Village which is full of many different shops and eateries is also just a short distance away, with Watford shopping centre and high street is merely a short drive away.

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

## Entrance Hall

Door to front.

## Lounge

Door to garden and television point, electric storage heater.

## Kitchen

Window to rear aspect, wall and base units, electric hob, integrated microwave, electric oven and one bowl sink with drainer.

## Bedroom One

Window to front aspect, electric storage heater and fitted wardrobe.

## Bedroom Two

Window to rear aspect, electric storage heater and built in wardrobe.

## Bathroom

Tiled throughout, water closet, vanity unit, shower cubicle and underfloor heating.

## Outside

### Private Garden

Decking area

### Communal Garden

Well-maintained communal garden, patio area.

## Parking

Residential parking.

## Tenure Information

Length of Lease: 99 years from 2026  
Service Charge: £4452 per annum approx.

## Agents Note

The sale of the property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.









Total floor area 57.9 m<sup>2</sup> (624 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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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86 High Street  
BUSHEY WD23 3HD

EPC Rating: C Council Tax  
Band: D

Service Charge:  
4452.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS308392](http://connells.co.uk/Property/BUS308392)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 23 Mar 2017. 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: BUS308392 - 0005