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**ROBERTSON
PHILLIPS**
Estate Agents



Elizabeth Grove, Bushey Heath £380,000



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Stunning One Bedroom Luxury Apartment in a Prestigious Gated Development, this beautifully designed one bedroom luxury apartment, located within an exclusive gated development in Bushey Heath offering security, privacy, and a sense of refined living. This elegant residence features a spacious open-plan living area with high ceilings, large windows, and premium finishes throughout. The contemporary kitchen is fully equipped with integrated high-spec appliances, sleek cabinetry, and quartz countertops, perfect for both cooking and entertaining. The generously sized bedroom offers plush carpeting, built-in wardrobes, and a large window that floods the space with natural light. The stylish bathroom is finished with modern tiling, a rainfall shower, and designer fixtures. Additional highlights include: Underfloor heating, ceiling speakers & climate control Smart home features (lighting, heating, and entry) on-site security, landscaped gardens and secure parking with an allocated space. Perfectly suited for professionals or couples, this apartment combines modern comfort with sophisticated design, all within a peaceful and secure setting.



First Floor

Hall

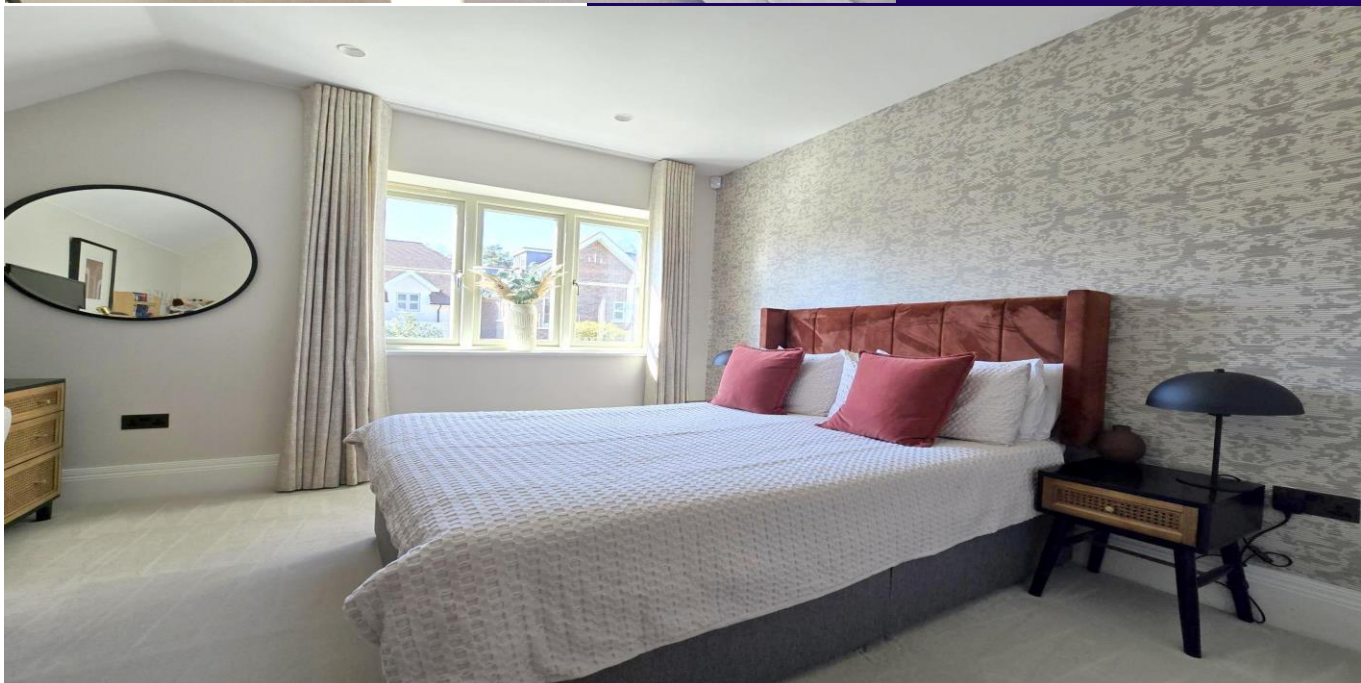
Spacious hallway with high ceilings.

Bathroom

Fitted with a three piece suite comprising deep panelled bath with mixer tap, built - in joinery vanity unit with wash hand basin and low-level wall mounted WC with soft closing seat and dual flush controls, chrome heated towel rail, illuminated mirror, stone worktop and tiled splashbacks, door to:

Boiler cupboard

Plenty of storage space, housing the boiler and manifold for the underfloor heating system.



Bedroom 11' 7" x 11' 5" (3.53m x 3.48m)

Window to rear, fitted bedroom suite with a double wardrobe.

Kitchen/Diner 24' 7" x 12' 6" (7.49m x 3.81m)

Fitted with a matching range of contemporary style base and eye level units with worktop space over, under cabinet lighting stainless steel sink unit with mixer tap, integrated fridge/freezer, Siemens dishwasher and Siemens washer/dryer, Siemens electric fan assisted oven, four ring induction hob and pull out extractor hood over, window to side, window to front.

Lounge/Diner - Flooded with natural light and plenty of space for a small table and lounge furniture.

Parking - One allocated space within the car park.

Other - Video phone entry system

Entrance door with multipoint locking system

Secure electric entrance gates with numberplate recognition

Communal areas have secure CCTV cameras

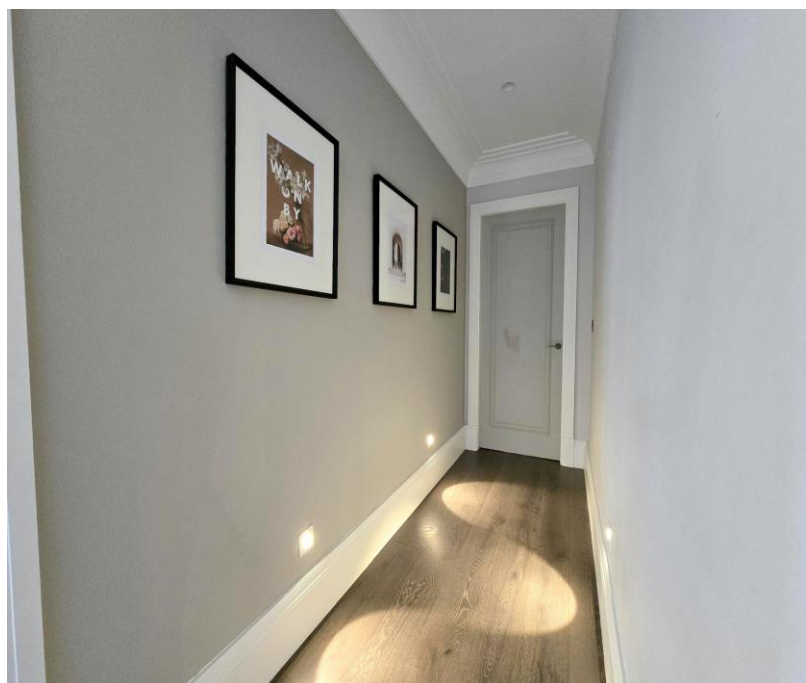
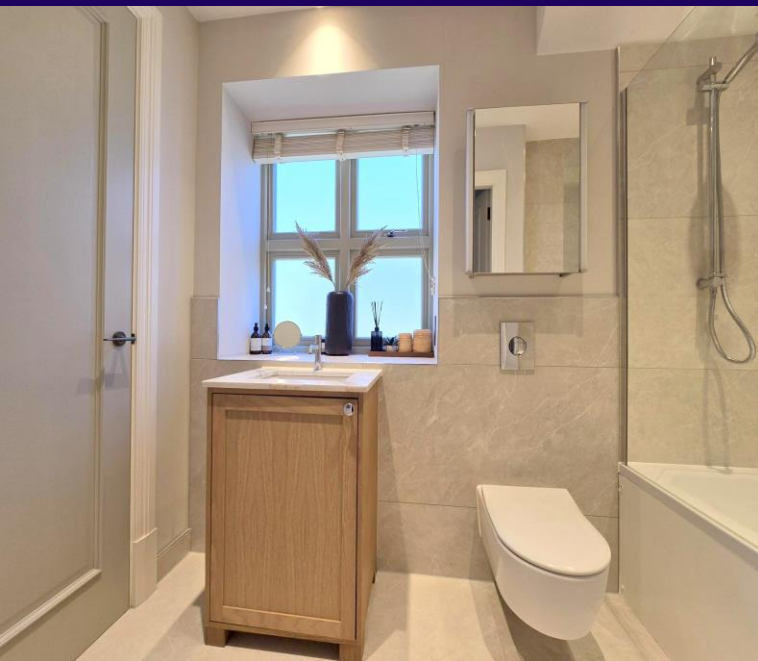
Parking spaces have the infrastructure installed for electric car charger points

Council Tax Band: C

EPC Rating: B

Tenure: Leasehold with a long lease.

Service Charge - To be confirmed

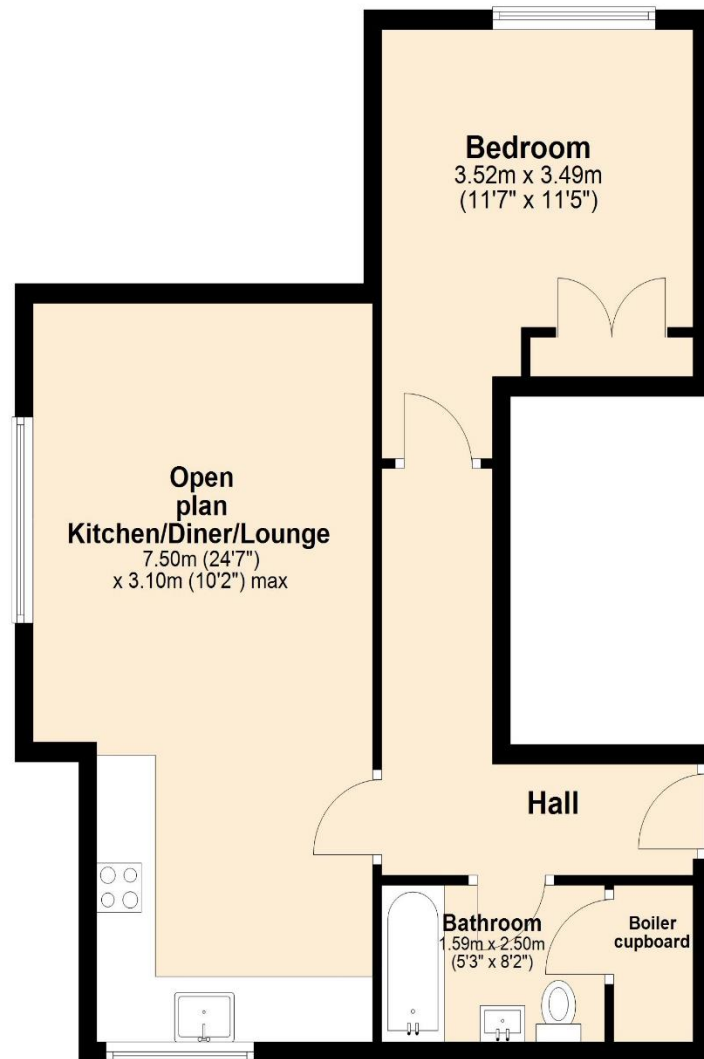


KEY FEATURES:

- Luxury one bedroom apartment set within a secure gated development
- Fitted Kitchen/diner
- High spec appliances
- Underfloor heating
- No onward chain
- High ceilings throughout
- Ceiling speakers
- Allocated parking

Ground Floor

Approx. 54.2 sq. metres (583.7 sq. feet)



Total area: approx. 54.2 sq. metres (583.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.