



Reduced to sell £475,000  
The Cloisters, Bushey High Street



 2  
Bedrooms

 2  
Bathrooms

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020 8200 7007



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Warren Bradley Estates are delighted to offer for sale as vendors sole agent this 2 bedroom ground floor apartment located in a prestigious development of 15 luxury apartments which sits in a quiet cul de sac just off Bushey High Street, overlooking Bushey Rose Gardens.

Internally the property benefits from a large reception room with access to the sun terrace at the front and a spacious dining area at the rear which allows access to the rear communal gardens.

The property has been updated by the current owners to offer an extremely high specification German manufactured kitchen with integrated appliances, the lounge and dining rooms also have high specification German wall/TV units, newly refurbished shower room/wc and master ensuite. Other features include substantial room sizes, the benefit of a single garage, ample residents parking, gas central heating, double glazing and security intercom system.

The property is ideally located close to shopping facilities, restaurants, places of worship, and excellent transport links. Rarely available and offered with a long remaining lease of 960 years the property is an opportunity not to be missed.

**PURSUANT TO THE ESTATE AGENTS ACT 1979. THE OWNER OF WARREN BRADLEY ESTATES DECLARES THAT HE IS RELATED TO THE VENDOR**

**Entrance Hall** 5.60m x 1.60m (18' 4" x 5' 3")

**Reception** 5.40m x 3.70m (17' 9" x 12' 2")

**Kitchen** 2.90m x 2.90m (9' 6" x 9' 6")

**Dining Area** 3.20m x 2.90m (10' 6" x 9' 6")

**Bedroom 1** 4.00m x 4.00m (13' 1" x 13' 1")

**En-Suite Shower** 2.60m x 1.90m (8' 6" x 6' 3")

**Bedroom 2** 3.10m x 2.90m (10' 2" x 9' 6")

**Shower Room** 1.90m x 1.90m (6' 3" x 6' 3")

**Leasehold**

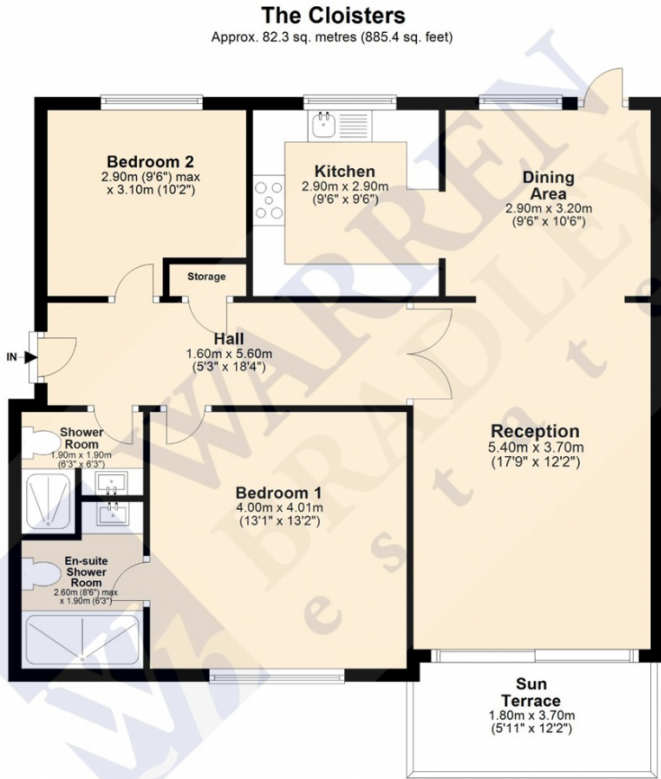
999 Years from September 1989 (963 Years Unexpired Term) - As advised by the Vendor.

**Service Charge**

£3500.00 P/A - As advised by the Vendor.

**Ground Rent**

£440.00 P/A - As advised by the Vendor.



Total area: approx. 82.3 sq. metres (885.4 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 73                      | 79        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

Address: The Cloisters, Bushey High Street

