



**4 The Cloisters, Bushey, WD23 3HH**

**Price £450,000 Leasehold**

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 **Churchills**Bushey



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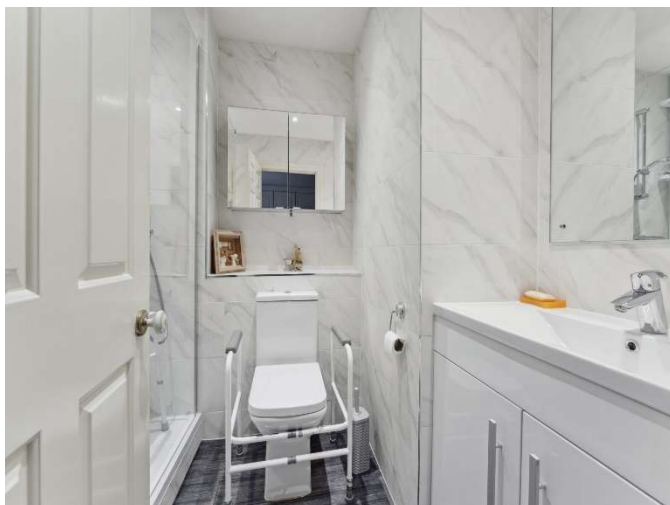
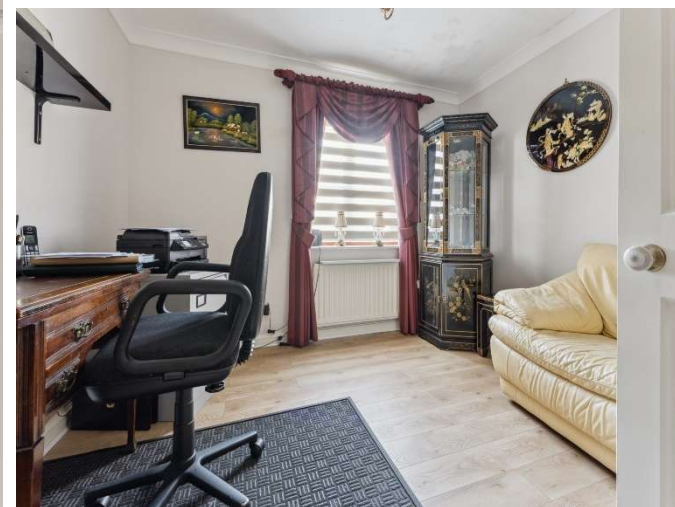
#### 4 The Cloisters, Bushey, Hertfordshire, WD23 3HH

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- A Spacious 2 Bedroom Ground Floor Apartment
- Sought After Development
- Entry Phone System
- Living Room With Sun Terrace
- Main Bedroom With Fitted Wardrobes & Ensuite Shower Room
- Well Maintained Communal Gardens
- Garage In Block & Parking Within The Development
- Energy Rating: C

Situated in a highly sought after development on Bushey High Street, this spacious ground floor apartment offers comfortable and convenient living. The property is accessed via a secure communal entrance with an entry phone system, leading into a welcoming entrance hall. The generously sized living room is flooded with natural light and features sliding doors that open onto a delightful sun terrace, perfect for outdoor relaxation. The dining room seamlessly connects to the living area and includes a door leading directly to the well maintained communal gardens, offering a lovely extension of the living space. A modern fitted kitchen provides both style and functionality. The main bedroom boasts an en-suite shower room, while the second bedroom is served by a separate shower room. Additional features include gas central heating, double glazing, and ample storage. Externally, the property benefits from a garage in a nearby block, as well as parking within the development. Residents can also enjoy beautifully maintained communal gardens, adding to the charm and appeal of this well positioned home.





COMMUNAL ENTRANCE

Entry phone system

ENTRANCE HALL

Entry phone, laminate wood flooring, coat cupboard, cupboard with plumbing for washing machine, storage cupboard, inset spotlights

LIVING ROOM 14'3" (4.34m) x 13'1" (3.99m)

Double glazed sliding patio doors leading on to sun terrace, decorative cornice, open plan to dining room

DINING ROOM 10'9" (3.28m) x 9'7" (2.92m)

Double glazed window and door leading out to the communal gardens, laminate wood flooring, fitted cabinets, shelving and display units, decorative cornice, open plan to

MODERN FITTED KITCHEN 9'11" (3.02m) x 8'4" (2.54m)

Range of wall and base units, quartz working surfaces, sink unit, fitted Bosch electric oven, microwave, 5 ring AEG gas hob with extractor over, recess for fridge freezer, cupboard housing wall mounted gas fired central heating boiler, laminate wood flooring, double glazed window

BEDROOM 1 15'2" (4.62m) x 10'11" (3.33m)

A range of fitted wardrobe cupboards, bedside tables and bed recess, double glazed window, door to

ENSUITE SHOWER ROOM

Walk in shower, wash hand basin with cupboard under, fitted wall mirror, low flush wc, mirrored wall cabinet, chrome ladder radiator, inset spot lights, extractor fan, laminate wood flooring

BEDROOM 2 10'8" (3.25m) x 9'11" (3.02m)

Double glazed window, laminate wood flooring

SHOWER ROOM

Shower cubicle, wash hand basin with drawers under, low flush wc, fitted wall mirror, chrome ladder radiator, inset spot lights, extractor fan, laminate wood flooring

OUTSIDE

COMMUNAL GARDENS

Well maintained gardens within the development

SUN TERRACE

Approached via living room

GARAGE

Within the development with up and over door to the front

LEASE DETAILS

The vendor informs us that there is a 999 year lease from September 1989 with 963 years remaining.

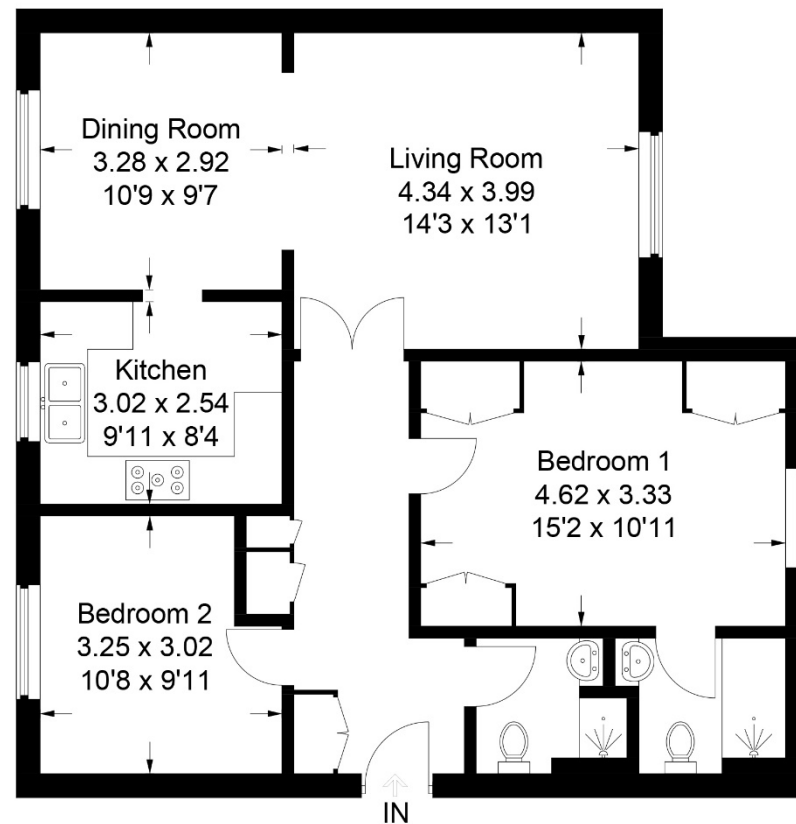
Service Charge: £3500 pa

Ground Rent: £440 pa

COUNCIL TAX

Hertsmere Borough Council, Tax Band F, £3246.45 2025/2026

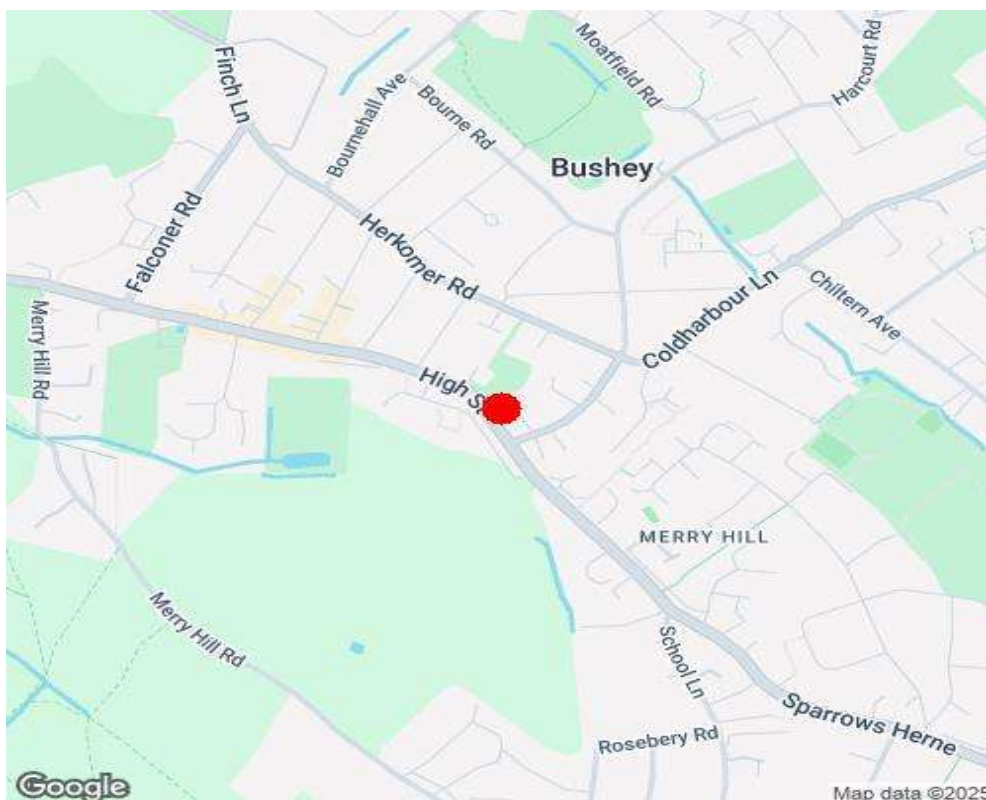
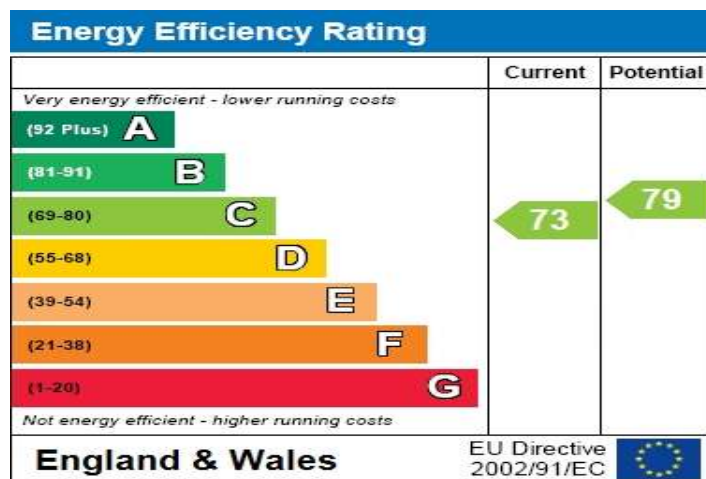
Approximate Gross Internal Area = 80.3 sq m / 864 sq ft



## Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Churchills Bushey

72 High Street, Bushey, Hertfordshire, WD23 3HE

T: 020 8950 0033

[property@churchillsbushey.co.uk](mailto:property@churchillsbushey.co.uk)

<https://www.churchillsbushey.co.uk>

#### Important Notice:

We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only, and these should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.