

Homecedars House

Bushey Heath, WD23 1GN



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

**PRIVATE
PROPERTY**
NO UNAUTHORISED
VEHICLES ALLOWED
RESIDENTS
PARKING ONLY

HOMECEDARS
HOUSE

jw
&Co.

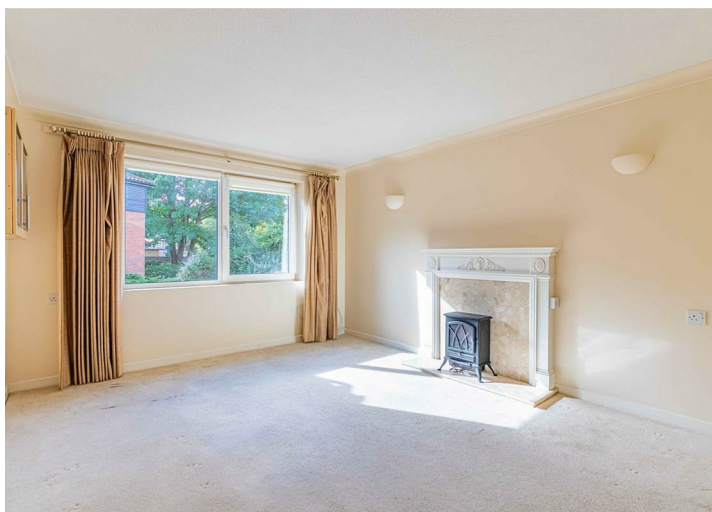
incorporating LANGLEYS

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£230,000

- South facing First floor apartment
 - Lounge/dining room
 - Fitted kitchen
- Principal bedroom with En suite shower room
 - Bedroom two
 - Bathroom
- Communal lounge
- Guest room and laundry
 - Lift to all floors
 - CareLine system





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JW & CO is delighted to present this attractive two-bedroom, two-bathroom first-floor apartment with resident manager perfectly positioned in a highly sought-after development within easy reach of the shops, cafés, and amenities of Bushey Heath.

The property comprises an entrance hall leading to a bright and spacious lounge and a well-equipped kitchen. The principal bedroom benefits from ample fitted wardrobes and an En-suite bathroom, while the second bedroom also offers fitted wardrobes and is served by an additional shower room.

Residents enjoy access to beautifully maintained communal gardens, a residents' lounge, laundry facilities, an on-site warden for peace of mind, and a convenient guest suite for visitors. In line with UK Anti Money Laundering (AML) regulations, we are obligated to verify the identity of all prospective purchasers once an offer has been accepted. To carry out this process, we use a trusted third-party identity verification system. A nominal fee of £45 + VAT per person applies for this service



First Floor

Approx. 54.7 sq. metres (589.1 sq. feet)



JW&Co Bushey Village
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Living room
14' x 11' (4.27m x 3.35m)

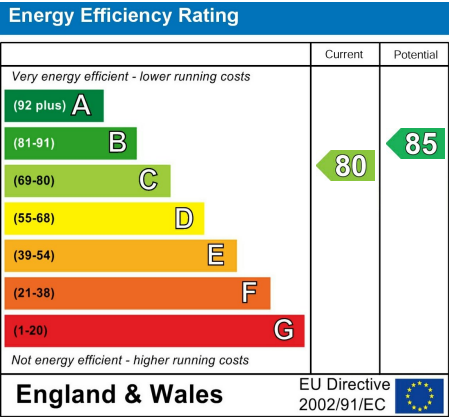
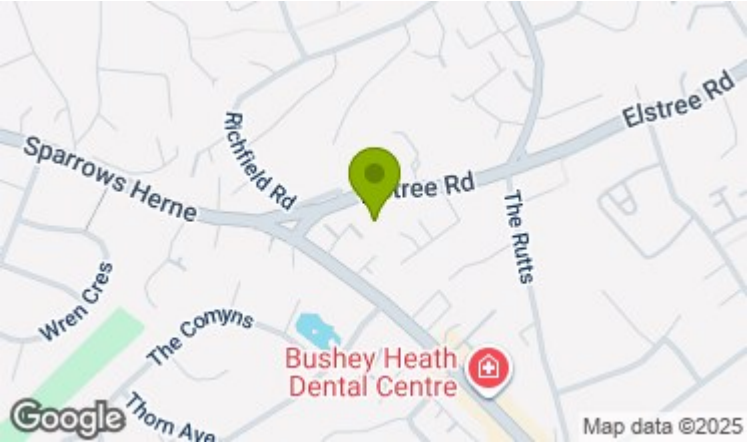
Kitchen
7' x 6'3 (2.13m x 1.91m)

Bedroom One
14'10 x 10'4 (4.52m x 3.15m)

Bedroom Two
17'2 x 9'7 (5.23m x 2.92m)

Shower Room
7' x 5'2 (2.13m x 1.57m)

Total area: approx. 54.7 sq. metres (589.1 sq. feet)



In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) JW&CO have prepared these property particulars as a general guide to a broad description of the property. JW&CO as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment JW&CO has any authority to make or give any representation or warranty whatsoever in respect of the property.