



**Connells**

Elizabeth Grove  
Bushey Heath Bushey



# Elizabeth Grove Bushey Heath Bushey WD23 1XB

for sale  
**£156,000**



## Property Description

Elizabeth Grove is a stunning one bedroom, ground floor apartment. with allocated parking, integrated kitchen appliances, underfloor heating, flooring throughout and a bespoke fitted wardrobe to the bedroom.

This is being sold as a 40% share.

This modern private, gated development set within leafy private grounds will create a brand-new community in the area. Architecture is carefully crafted and timeless, blending with the established, tree-lined surroundings. The spacious apartments come in a mix of one and two-bedroom layouts, each with an open-plan living space and finished with a quality interior specification including a full range of integrated kitchen appliances.

All homes have allocated parking and are in close walking distance of Bushey Heath, which offers a range of shops, cafes and restaurants for day-to-day needs. A little further on, Bushey itself has a village feel, with its duck pond and green, also offering many independent shops and eateries. For a more extensive retail experience, Atria in Watford and Brent Cross offer a huge choice. The outdoors is easily accessible with open spaces such as Stanmore Common, Merry Hill and Bentley Priory Nature Reserve all close by, as well as several golf courses and country clubs.

## Entrance Hall

Video entry telecom, large storage cupboard

and underfloor heating.

## Lounge

18' 11" x 13' 6" ( 5.77m x 4.11m )

Open plan kitchen/living area, window to rear aspect, door to private garden, television point, bluetooth speaker system and underfloor heating.

## Kitchen

Contemporary style units with feature under-cabinet lighting, Siemens electric single oven with warming drawer, combination microwave oven and induction hob with a gas point, full height integrated fridge/freezer, sink tap with flexi hose, integrated Siemens dishwasher, washer/dryer and compartmentalised recycle storage bins.

## Bedroom 1

10' 11" x 10' 1" ( 3.33m x 3.07m )

Hand-built contemporary design bespoke joinery fitted wardrobes to the principal bedroom, radiator and window to side aspect.

## Bathroom

Built-in joinery vanity unit with washbasin and storage, stone worktop, wall mirror with feature lights, wall-mounted WC with soft closing seat and dual flush controls, chrome heated towel rail and window to front aspect.

## Private Garden

Patio with laid to lawn.

## Other

Video phone entry system

Entrance door with multipoint locking system, secure electric entrance gates, with number plate recognition, communal areas have secure CCTV cameras, parking spaces have the infrastructure installed for electric car charger points.













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86 High Street  
 BUSHEY WD23 3HD

EPC Rating: B

Council Tax  
 Band: C

Service Charge:  
 1500.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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