



**Connells**

Herne Court Richfield Road  
Bushey





## Property Description

**\*\* NO CHAIN \*\***

A second floor one bedroom over 60's retirement apartment that is situated on the popular Richfield Road, in Bushey Heath. This property is in good condition throughout and comprises a spacious lounge, one double bedroom with fitted wardrobes as well as a fitted kitchen and bathroom.

The property is offered in good decorative order with newly fitted carpets and flooring in the lounge and kitchen and is available for the over 60's who are independent and enjoying retirement with the benefit of flexible living with communal facilities/events including regular coffee mornings and other social events as well as access to a well maintained communal garden.

This property is conveniently located with easy access to several transport links including, several bus routes and Bushey Train station that provides direct links into London as well as the A41 and M1 & M25 motorways. The vibrant Bushey Heath and Bushey Village which is full of many different shops and eateries is also just a short distance away, with Watford shopping centre and high street is merely a short drive away.

For more information or to book a viewing, please contact Connells today.

## Communal Entrance

Door to front aspect, lift access to all floors.

## Entrance Hall

Door to front aspect, electric heater, two storage cupboards, loft access.

## Lounge

19' 4" x 10' 6" ( 5.89m x 3.20m )

Window to rear aspect, double glazed, electric heater, new carpets.

## Kitchen

7' 11" x 6' 11" ( 2.41m x 2.11m )

Fitted kitchen comprising of wall and base units with work surfaces and tiling to match, stainless steel sink with drainer, integrated electric oven and hob, cooker-hood, plumbing for dishwasher, space for fridge/ freezer, new flooring.

## Bedroom One

14' 4" x 8' 10" ( 4.37m x 2.69m )

Window to rear aspect, double glazed, electric heater, fitted wardrobe.

## Bathroom

Bath with mixer taps and overhead shower, vanity basin, low level WC, extractor fan, tiled.

## Outside

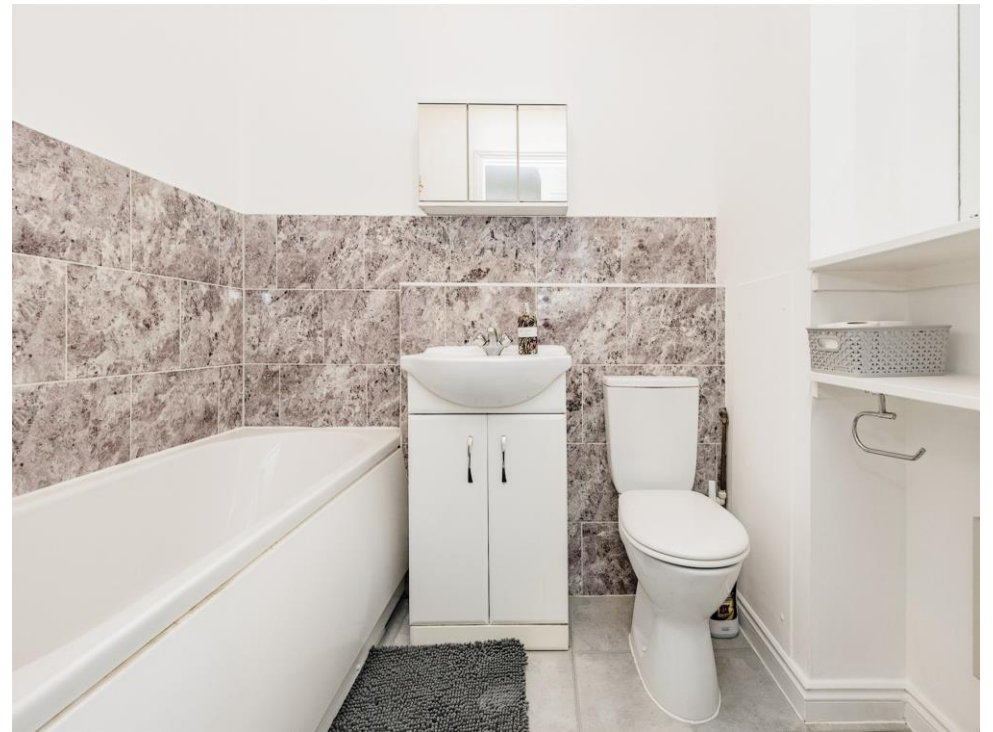
## Parking

Ample residential parking.

## Communal Garden

Well maintained communal garden.



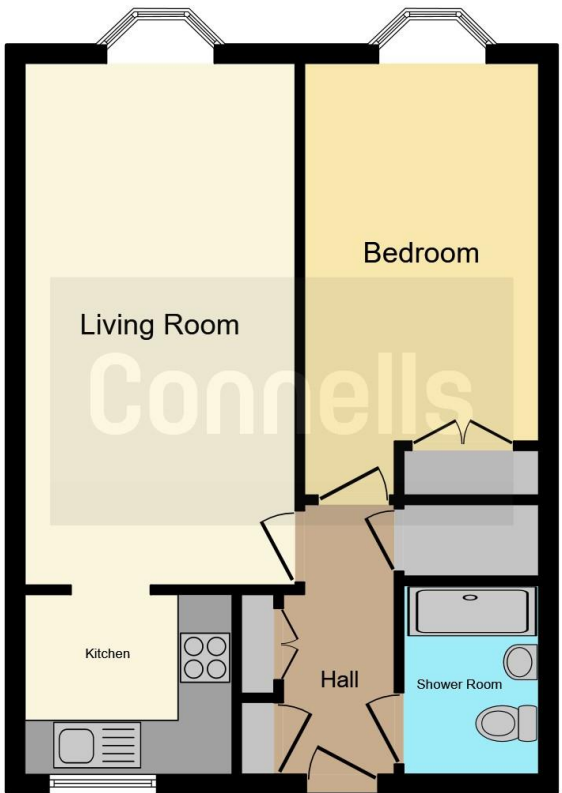






HERNE  
COURT  
FLATS 1 - 24 ONLY  
FLATS 25 - 34 OPPOSITE





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 020 8950 4404**  
**E bushey@connells.co.uk**

86 High Street  
BUSHEY WD23 3HD

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS307597](https://www.connells.co.uk/Property/BUS307597)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 21 Apr 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)**

Property Ref: BUS307597 - 0003