





Property Description

Rarely does an opportunity present itself for a ONE BEDROOM GROUND FLOOR RETIREMENT FLAT with NO UPPER CHAIN. The flat is ideally placed for those seeking retirement accommodation in Bushey and is specifically designed to allow residents to enjoy an active and independent lifestyle. The surrounding area is ideally placed for public transport, with bus stops just a few short steps from the front door providing services to the town centre where all amenities are within easy reach, while the delight of Bushey Country Club is close by.

On entering the flat there is a communal entrance and entry phone system. The benefits of this flat is you have your own entrance hall, good size living room, with an open arch through to fitted kitchen, good size bedroom with fitted wardrobes and storage heaters throughout.. For extra security there are emergency alarm pull to all rooms. As an added benefit the flat is conveniently located next to the Development facilities that include guest suite and laundry room, and has use of the lovely communal garden to relax and enjoy along with residents parking, Viewing is highly recommended.

Entrance Hall

Two storage cupboards.

Lounge

14' 5" x 10' 2" (4.39m x 3.10m)

Window to front aspect, television point and radiator.

Kitchen

10' 6" MAX x 5' 3" MAX (3.20m MAX x 1.60m MAX)

Work surfaces, wall and base units, electric oven and hob, fridge/freezer, extractor fan, one bowl sink with drainer.

Bedroom 1

13' 9" x 9' 10" (4.19m x 3.00m)

Window to rear aspect, fitted wardrobe and radiator.

Bathroom

Shower cubicle, water closet, heated towel rail, wash hand basin and tiled throughout.

Communal Garden

Well maintained, landscaped communal gardens.

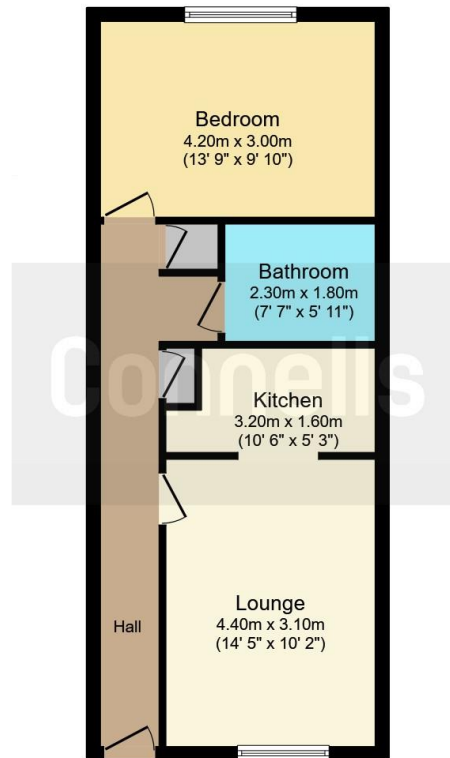
Parking

Residents parking, first come first serve basis.









TOTAL: 46.6 m² (502 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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/BUS307746

This is a Leasehold property with details as follows; Term of Lease 999 years from 28 Feb 1986. 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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BUS307746 - 0006