



Connells

Ellam Court Bushey Hall Road
Bushey



Property Description

Connells are delighted to bring this beautifully presented first floor apartment to the market that is situated in Bushey, with no onward chain. The property comprises of two bedrooms, two bathrooms and an open plan living area. Further benefits include a bespoke fitted kitchen with integrated appliances as well as a contemporary bathroom. The property is high specification throughout, has a long lease as well as two allocated parking spaces.

Ideal for first time buyers and investors, the apartment is also conveniently located with access to several transport links including Bushey Station that provides direct links into London as well as the A41, M1 and M2 motorways. Watford High Street and Shopping Centre is also just a short distance away providing numerous shops, amenities, eateries and entertainment and recreational facilities.

The development benefits from an on-site management office and access to the building is controlled with a video entry system with underground and surface car parks that are secured by fob operated electric gates.

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

Entrance Hall

Storage and utility cupboard.

Lounge

23' 6" max x 13' 11" max (7.16m max x

4.24m max)

Open plan lounge/kitchen/diner. Window to front aspect, radiator, television point.

Kitchen

Window to side aspect, water filter beneath kitchen sink, integrated fridge/freezer, wall and base units, work surfaces, electric oven, Induction hob, dishwasher, 1.5 bowl sink and drainer.

Bedroom One

13' 2" max x 9' 7" (4.01m max x 2.92m)

Window to side aspect, radiator.

En-Suite

Vanity unit, water closet, shower cubicle, tiled and heated towel rail.

Bedroom Two

11' 10" x 10' (3.61m x 3.05m)

Window to front aspect, radiator.

Bathroom

Bath and mixer taps, overhead shower, vanity unit, water closet, tiled and heated towel rail.

Parking

Two allocated spaces.









Total floor area 77.7 m² (837 sq.ft.) approx

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

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86 High Street
BUSHEY WD23 3HD

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS307823

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Oct 2019. 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.



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