



**Connells**

The Callanders  
Bushey Heath Bushey



# The Callanders Bushey Heath Bushey WD23 1PU

for sale offers in excess of  
**£675,000**



## Property Description

Connells are delighted to present The Callanders, a spacious and exceptionally well-maintained two-bedroom first floor apartment, set within an exclusive and highly sought-after development in the heart of Bushey Heath. This rare opportunity offers a share of freehold, combining the benefits of ownership with the convenience of professional management.

The apartment is situated on the first floor with lift access, making it ideal for buyers seeking comfort and accessibility. Internally, the property is in fantastic condition throughout, featuring a well-proportioned living and dining area, a modern fitted kitchen, two bathrooms (including one en-suite), and two generous bedrooms with ample storage.

Further benefits include an allocated parking space, a private garage, and a secure entry phone system, offering both convenience and peace of mind. The development is known for its beautifully maintained communal gardens, creating a tranquil and picturesque setting for residents to enjoy year-round.

Located in a prime residential area of Bushey Heath, the apartment is within easy reach of local shops, cafés, restaurants, excellent transport links, and green open spaces, making it ideal for professionals, downsizers, or anyone seeking a peaceful yet well-connected lifestyle.

An early viewing is highly recommended to appreciate everything this wonderful home has to offer.

## Entrance Hall

Door to front aspect, storage cupboard.

## Utility Cupboard

Plumbing for washing machine, boiler.

## Lounge/Dining Room

20' 2" max x 16' 8" max ( 6.15m max x 5.08m max )

Sliding doors to balcony, window to rear aspect.

## Kitchen/Breakfast Room

11' 8" x 11' 7" ( 3.56m x 3.53m )

Window to rear aspect, fitted kitchen with wall an base units, work surfaces, stainless steel one and half bowl sink with drainer, electric hob, electric oven, extractor fan, fridge/freezer, dishwasher.

## Bedroom 1

14' 9" max x 12' 7" max ( 4.50m max x 3.84m max )

Window to front aspect, built in wardrobes.

## Ensuite

Walk in shower, vanity unit with wash hand basin, WC, heated towel rail, fully tiled walls.

## Bedroom 2

11' 10" max x 11' 9" max ( 3.61m max x 3.58m max )

Window to front aspect, storage cupboard,

### Bedroom 3

10' 7" max x 9' 11" max ( 3.23m max x 3.02m max )

Window to front aspect.

### Bathroom

Bath with overhead shower, vanity unit with wash hand basin, WC, heated towel rail, fully tiled walls.

### Outside

### Communal Gardens

Well maintained landscaped gardens, laid to lawn, seating areas and flower beds.

### Garage

Garage in block.

### Parking

Residents parking.

### Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.















Total floor area 106.4 m<sup>2</sup> (1,146 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](http://www.focalagent.com)

To view this property please contact Connells on

**T 020 8950 4404**  
**E [bushey@connells.co.uk](mailto:bushey@connells.co.uk)**

86 High Street  
 BUSHEY WD23 3HD

EPC Rating: C

Council Tax  
 Band: G

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS307969](http://connells.co.uk/Property/BUS307969)**

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.



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.

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