



**Connells**

High Street  
Bushey



## Property Description

Nestled in the heart of Bushey High Street, this beautifully presented one-bedroom apartment perfectly blends period charm with contemporary living. Set within a characterful period building with a modern twist, the property boasts stylish architecture, high ceilings, and elegant finishes that create a warm and inviting atmosphere. The apartment was built just five years ago, ensuring modern construction standards while retaining timeless appeal.

The accommodation features a spacious open-plan living area with modern fixtures throughout, offering the ideal setting for both relaxing and entertaining. The bedroom is generously sized, providing ample storage and comfort. A unique feature of this home is the bathroom located on a separate floor, adding privacy and a distinct layout rarely found in similar properties.

Residents will also enjoy the convenience of allocated parking, a true luxury in such a central location. With excellent transport links to London and surrounding areas, and an abundance of local shops, cafes, and amenities right on your doorstep, this apartment is perfectly suited for professionals, first-time buyers, or investors seeking style, comfort, and convenience in equal measure.



### Lounge

Window to front aspect, radiator and television point.

### Kitchen

Wall and base units, work surfaces, one bowl sink with drainer, gas hob, electric oven, cooker-hood, Velux windows, integrated washing machine, fridge/freezer, dishwasher.

### Bedroom

Velux window and radiator.

### Bathroom

Located on the first floor, partially tiled throughout, vanity unit, Velux window, bath with mixer taps and overheard shower and heated towel rail.

### Parking

x1 Allocated parking space.

### Entrance Hall

Door to front aspect.









Total floor area 45.9 m<sup>2</sup> (494 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**

86 High Street  
 BUSHEY WD23 3HD

EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 1753.00

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS308231](http://connells.co.uk/Property/BUS308231)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. 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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BUS308231 - 0003