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Elder Court, Bushey Heath, WD23 1GP

Asking Price £985,000 Leasehold



A LUXURY TWO DOUBLE BEDROOM PENTHOUSE APARTMENT

We are delighted to be able to offer for sale this bright and airy luxury two bedroom, two bathroom apartment in a premier block in Bushey. This 1,900 sqft apartment comprises a huge 39 ft reception room with views over the local reservoir, a modern contemporary and stylish kitchen diner with high end appliances together with a separate utility room and guest cloakroom.

The large master bedroom benefits from a dressing area with built in wardrobes, and a large ensuite with bath and separate shower. The second bedroom, again a large double, features built in wardrobes and an en suite shower room.

The apartment which is located on the top floor, benefits from a lift together with secure underground parking for two cars and a secure storage cupboard. To the exterior are communal gardens and visitor parking.

Bushey is an extremely popular and desirable location. Whilst being located in the greenbelt it benefits from excellent transport links by rail and road. Watford Junction station is just three miles away with a journey time to London Euston of 15 minutes on the mainline and Stanmore Underground is two miles away offering full access to the Underground network into Central London as well. The M1, M25 and A41 are also within easy reach.

Local leisure facilities include the nearby Hartsbourne Golf and Country Club and the family-friendly King George Recreation Ground. For walkers, Stanmore Common and Bentley Prior are close by offering outstanding walks through the countryside. Shoppers have a wide choice from the local shops and restaurants on Bushey High Street.

Hertsmere Tax band G/ Mains drainage/ gas central Heating/ EPC B / Remaining Lease 111 years, Originally 120 from 2016/ Service Charge approx 4000 per annum / Ground Rent £1000 (revisions every 20 years, next due in 11 years)

■ Luxury Apartment in Bushey ■ Two double Bedrooms Two Bathrooms ■ 39ft Reception Room ■ Built 2016/17 ■ Secure Underground Car Parking for two cars ■ Lease 111 years remaining/ Service charge approx £4000 per annum/ Ground rent £1000

RESIDENTIAL SALES | RESIDENTIAL LETTINGS | NEW HOMES | COUNTRY HOMES | RESIDENTIAL SURVEY AND VALUATIONS
TOWN PLANNING | DEVELOPMENT | BUILDING SURVEY AND DESIGN | FINANCIAL SERVICES AND COMMERCIAL



PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



Third Floor

Total Area: 1862 ft² ... 172.9 m²

All measurements are approximate and for display purposes only

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VIEWING

Strictly by appointment with Aitchisons

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EPC Rating

B

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