

# Elstree Road

Bushey Heath, WD23 1GN



BRITISH  
PROPERTY  
AWARDS  
2022

GOLD WINNER

ESTATE AGENT  
IN BUSHEY



Incorporating LANGLEYS

# Elstree Road

Bushey Heath, WD23 1GN

## Offers In The Region Of £110,000

- Second Floor Apartment
  - Communal Gardens
  - Warden Assisted
- Communal Lounge & Laundry
  - Kitchen
  - Shower Room
  - Double Bedroom
  - Fitted Wardrobes
  - Lift to All Floors
  - Over 55





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WELL PRESENTED ONE BEDROOM SECOND FLOOR WARDEN ASSISTED APARTMENT situated in this popular and sought after block located within approximately a quarter of a mile from Bushey Heath's multiple shopping and transport facilities.

The accommodation comprises entrance hall, lounge, kitchen, bedroom and shower room. Outside the property benefits from communal grounds, communal lounge, laundry room and a on-site warden.

Tenure- Leasehold, 125 years from 1st August 1987

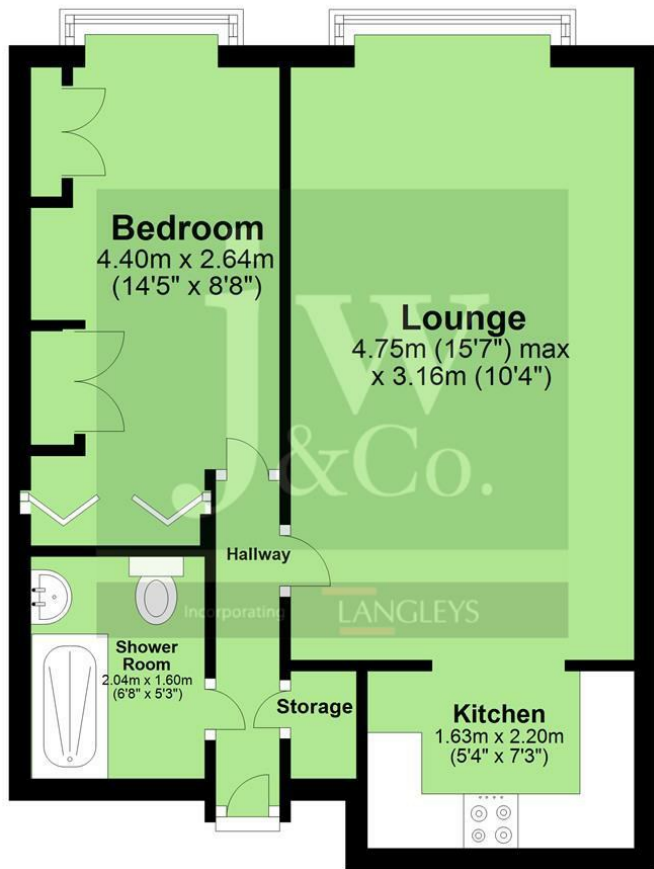


# Ground Floor

Approx. 37.3 sq. metres (402.0 sq. feet)



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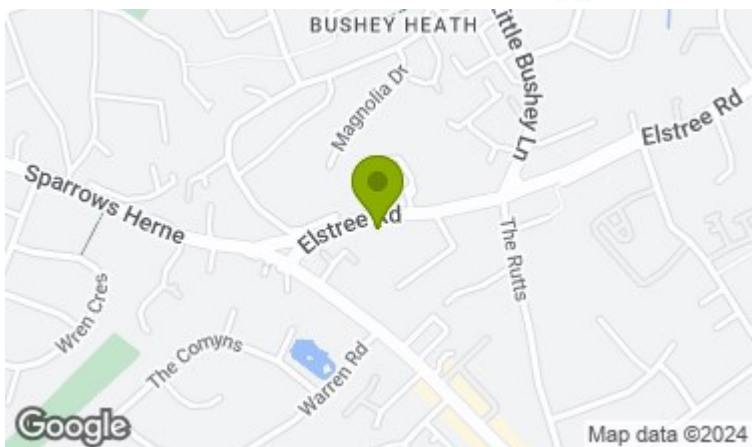
**Bedroom**  
 8'7" x 12'1" (2.64 x 3.70)

**Lounge**  
 10'4" x 17'4" (3.16 x 5.29)

**Kitchen**  
 7'2" x 5'4" (2.20 x 1.63)

**Shower Room**  
 6'8".19'8" (2.041.6)

Total area: approx. 37.3 sq. metres (402.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		74	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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