

Ellam Court, Bushey Hall Road

Bushey, WD23 2FY



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

Incorporating LANGLEYS

Ellam Court, Bushey Hall Road

Bushey, WD23 2FY

£475,000

- Top floor luxury apartment
 - Reception room/kitchen
- Juliet style balcony to rear with stunning views
 - Principal bedroom with fitted wardrobes
 - En-suite shower room
 - Second double bedroom
 - Bathroom
- Two secured underground parking spaces
 - Communal gardens



Ellam Court, Bushey Hall Road

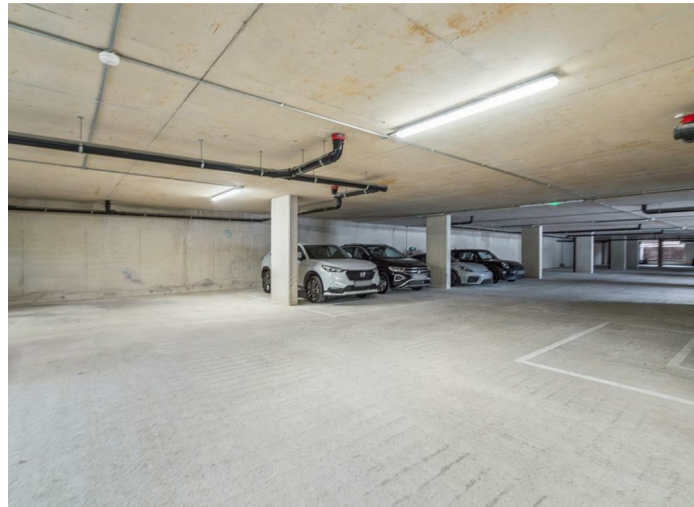
Bushey, WD23 2FY

JW & Co are delighted to present this luxurious TWO BEDROOM TWO BATHROOM Top-floor apartment with lift to all floors located conveniently in Bushey. Situated near shops, transport services, and local amenities, this property is the largest on the development, offering stunning rear views.

The accommodation features an entrance hall with three storage cupboards leading to an open-plan kitchen/reception room. The kitchen boasts luxury fittings including integrated appliances, a one and a half bowl sink unit with Blanco taps, and Caesarstone worktops. This opens into a spacious, light-filled dual aspect living area with a Juliet-style balcony and tiled flooring.

The principal bedroom includes a range of fitted wardrobes and an En suite shower room with a shower cubicle, wall-hung WC, and wash hand basin. Bedroom two is a generously sized double bedroom. The main bathroom features fully tiled walls, a wall-hung WC, wash hand basin, and a bath with shower unit over.

Additional amenities include a video entry phone system, a balance of insurance-backed guarantee, and a lift providing access to all floors. Outside, residents can enjoy a communal garden, along with two secure allocated underground parking spaces.



Approximate Gross Internal Area = 85.4 sq m / 919 sq ft

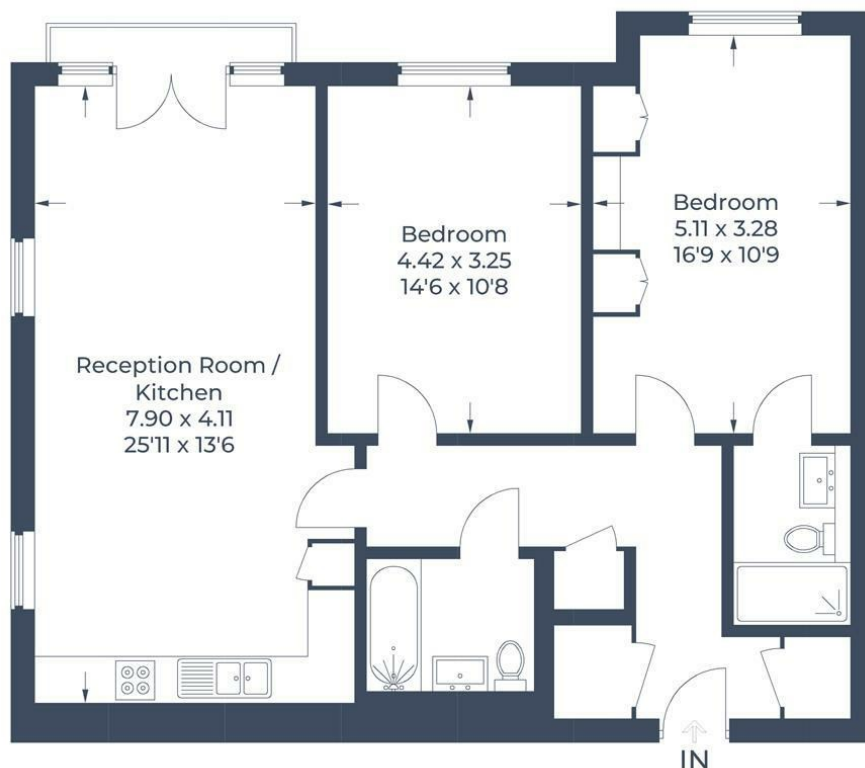


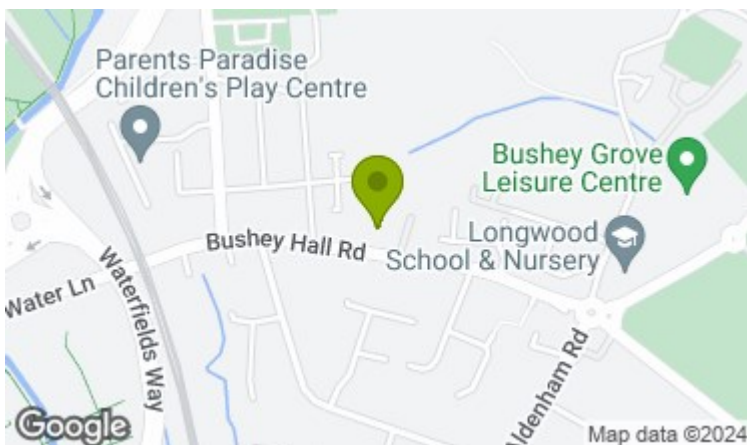
Illustration for identification purposes only, measurements are approximate, not to scale.
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Reception room/kitchen
25'11 x 13'6 (7.90m x 4.11m)

Bedroom One
16'9 x 10'9 (5.11m x 3.28m)

Bedroom Two
14'6 x 10'8 (4.42m x 3.25m)



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

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