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THE LIMES, BUSHEY HALL DRIVE, BUSHEY, WD23 2AX





BEAUTIFUL GARDEN APARTMENT - VIEWING BY APPOINTMENT ONLY

A rare opportunity to reside in a two bedroom flat in Bushey benefitting from a quiet location with secure (video) entry. The property is one of seven, located on the ground floor with allocated, undercover plus guest parking.

To the rear of the property is a private, low maintenance garden laid to patio with planted borders. There is also access to a well maintained communal garden.

This well presented accommodation is spacious, well laid out and maintained offering: an open plan lounge / diner / modern kitchen, two double bedrooms (with built-in wardrobes), one ensuite luxury shower room and a separate family bathroom with bath.

Conveniently located with nearby links to the motorway network and with direct trains to London. Local amenities include a vibrant entertainment complex, with a variety of restaurants and retailers at the Atria (Watford) Shopping Centre.

125 year lease commenced 2012

CHAIN FREE



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- two bedroom ground floor flat
- stunning private garden and extensive communal garden
- spacious principal bedroom newly renovated fully tiled luxury en-suite, with walk-in shower and underfloor heating
- large open plan living space
- kitchen with granite worktops
- newly replaced windows & patio doors
- close to Bushey village & Atria shopping centre & M1
- only 7 properties within development
- all carpeted areas have been renewed within the last 2 years
- 125 year lease commenced 2012







VILLAGE



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### COMMUNAL ENTRANCE HALLWAY

Secure entrance doors with video entry phone system

### ENTRANCE HALL

3'6" x 10'3" (1.07m x 3.12m)

The spacious entrance hall, with storage cupboard, gives access to the main living area, principle bedroom, bedroom two and the family bathroom

### LOUNGE / DINING

27'11" x 15'10" (8.51m x 4.83m )

A well-proportioned open plan living, dining area, complete with two sets of patio doors that open up to the private garden

### KITCHEN AREA

12'4" x 8'2" (3.76m x 2.50m)

The kitchen area boasts elegant granite worktops, electric hob, dishwasher and washing machine. Ample cupboards provide storage, and there is even space available for a tumble dryer if desired. Additionally, the kitchen is equipped with a recently renewed fridge freezer and oven, ensuring modern convenience

### BEDROOM ONE

14'5" x 13'9" (4.39m x 4.19m)

This generously sized room features built-in wardrobes,

providing ample storage space. It also features patio doors that provide access to the private garden area

### EN SUITE TO BEDROOM ONE

7'4" x 6'7" (2.24m x 2.01m)

The modern en suite has been tastefully refitted, with a walk-in shower and underfloor heating for added comfort

### BEDROOM TWO

10'8" x 10'4" (3.25m x 3.15m)

This double bedroom is currently utilised as a study/living room and includes two built-in wardrobes offering generous storage. It also features patio doors that provide access to the private garden area.

### BATHROOM

7'0" x 6'3" (2.13m x 1.91m)

The bathroom comprises a toilet, sink, and a bath with a shower combination. The entire area is beautifully tiled

### PARKING

There is an allocated undercover space plus off-road guest parking spaces

### PRIVATE GARDEN

Pretty private garden with raised flower beds and patio

### COMMUNAL GARDEN

Extensive communal gardens







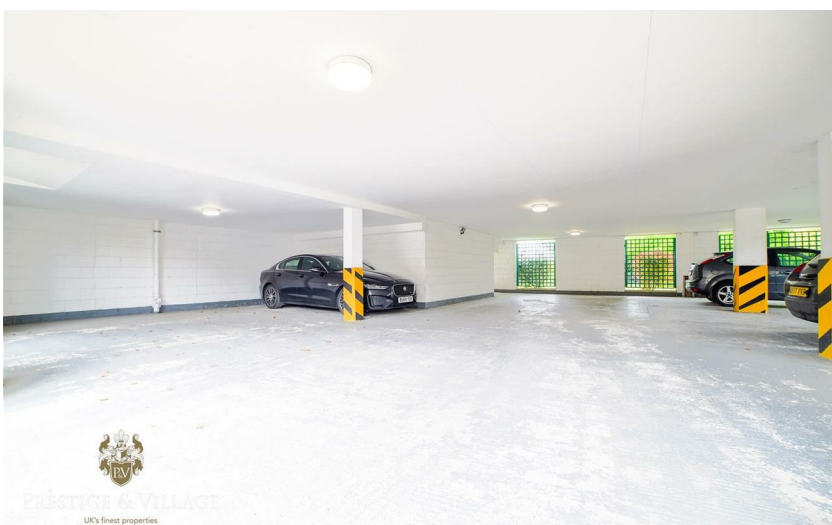
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Bushey Hall Drive is accessed from the roundabout at the junction of Aldenham Avenue and The Avenue / Bushey Hall Road. Nearby amenities include 2 nursery schools, Bushey Manor infants and junior school, Queens School, The Purcell School for Young Musicians and Bushey Leisure Centre.



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Hertsmere Council Tax Band F

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
66	80	70	70

Why energy efficient - lower running costs  
 Why environmentally friendly - lower CO<sub>2</sub> emissions  
 EU Directive 2002/91/EC  
 England & Wales





Approximate Floor Area  
 1016.11 sq. ft  
 (94.4 sq.m)

Approximate Gross Internal Area = 94.40 sq m / 1016.11 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.





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