



Richfield Road, Bushey WD23 4XF

Asking Price £160,000

A ONE BEDROOM OVER 60's RETIREMENT APARTMENT located in Bushey Heath. Presented in good condition throughout inside you will find double bedroom with built in wardrobe, open plan lounge/dining room leading into the kitchen, bathroom and plenty of storage. In addition is a communal lounge and gardens giving a real sense of community. Herne Court is well situated in Bushey Heath located only a short stroll from shops, restaurants and places of worship.

Offered to the market CHAIN FREE phone 020 8950 7777 for further details and to arrange a viewing.

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Exterior:



Bedroom:



Double glazed window to rear, built in wardrobe storage, wall mounted electric radiator, fitted carpet.

Lounge/Dining Room:



Double glazed window to front, wall mounted electric radiator, fitted carpet.

Bathroom:



Part tiled walls, panel enclosed bath with hand shower over, vanity hand wash basin with storage underneath, low flush WC, tiled flooring.

Kitchen:



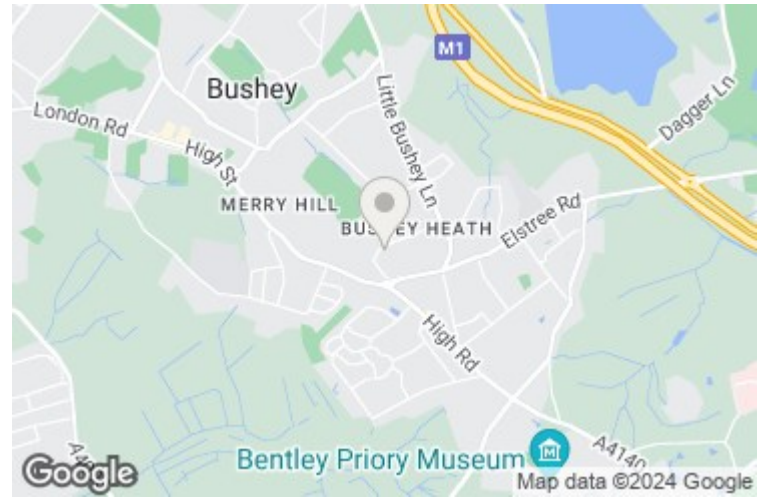
Range of fitted wall and base units, stainless steel sink and drainer unit, recess and plumbing for a washing machine, space for fridge freezer, space for under counter oven, lino flooring.

Communal Lounge:



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Communal Lounge:



Communal Gardens:



Tenure:

This is a leasehold property and, to the best of their knowledge, the vendor advises us that the property has a 'surrender and regrant' lease which equates to 99 years on completion with a combined annual service charge and ground rent of approximately £2,915 per annum.

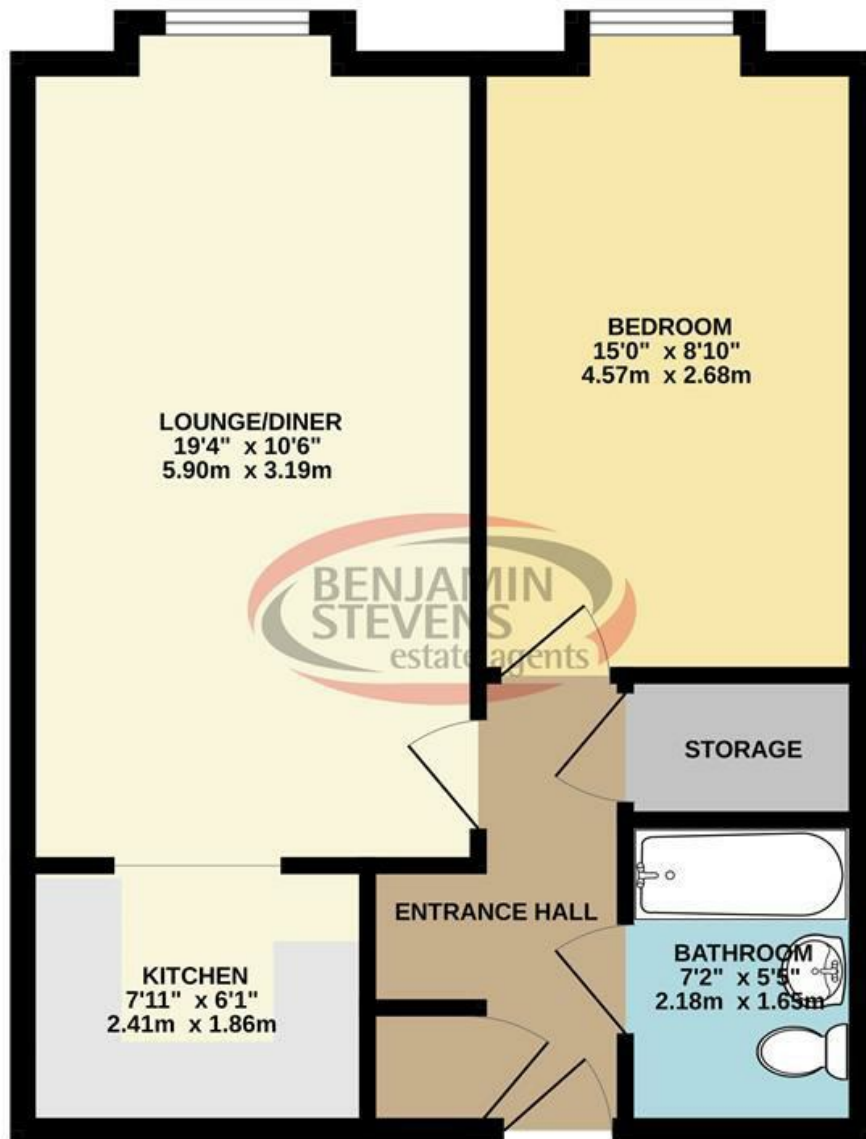
Council Tax Band D £1975 per annum.

As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

Disclaimer:

While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.

SECOND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 481 sq.ft. (44.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B				(81-91) B		
	(69-80) C				(69-80) C		
	(55-68) D				(55-68) D		
	(39-54) E				(39-54) E		
	(21-38) F				(21-38) F		
Not energy efficient - higher running costs	(1-20) G			Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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