



## Homecedars House, Elstree Road, Bushey WD23 1GN

**Asking Price £140,000**

A ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT forming part of this sought after purpose built block in the heart of Bushey Heath, conveniently located and with walking distance to all local shopping and transport facilities. The property is being offered chain free and benefits from: Security Entryphone System, Communal Lounge & Laundry Room, Lift, Emergency Pull Cord System, Reception Room, Kitchen, Bedroom, Bathroom, Communal Grounds, Allocated Parking.

**NO UPPER CHAIN - OVER 60's**

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## Exterior:



## Bedroom:



Double glazed window to front, built in dresser units, built in wardrobe storage, sink, electric wall heater, carpet.

## Entrance Hall:

## Lounge/Dining Room:



Double glazed window to front, electric heater, carpet.

## Bathroom:



Tiled walls, panel enclosed bath with electric hand shower over, vanity hand wash basin with storage under, low flush WC, electric heated towel radiator, electric heater, lino flooring.

## Kitchen:



Part tiled walls, range of fitted wall and base units, space for a free standing cooker, space for fridge freezer, stainless steel sink and drainer unit, wood effect flooring.

## Communal Lounge:



Access to the ground floor communal lounge and facilities.

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## Laundry Room:



## Tenure:

This is a leasehold property and we have been advised that, to the best of the seller's knowledge, the property has approximately 91 years remaining on the lease with an annual service charge of approximately £1,760 and an annual ground rent of approximately £440 per annum.

Council Tax Band C £1,756 per annum.

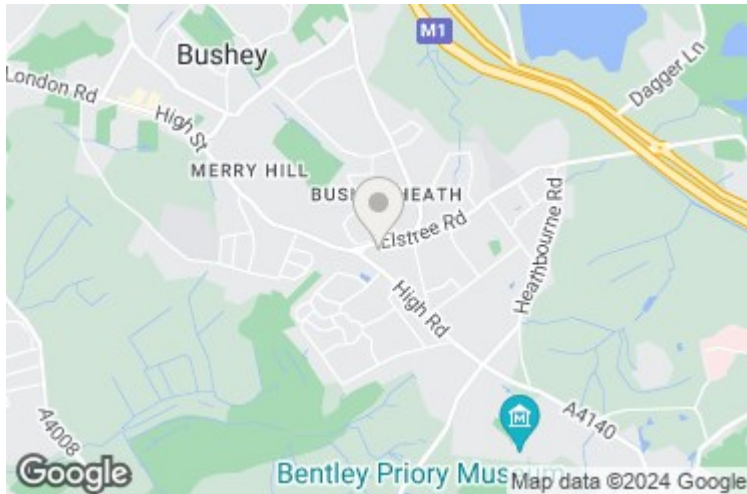
As always, buyers should gain verification from their solicitor during the conveyancing process.

## Agents Note:

\*\* PLEASE NOTE THAT AN EMPLOYEE OF BENJAMIN STEVENS HAS A PERSONAL INTEREST IN THIS PROPERTY \*\*

## 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  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 432 sq.ft. (40.1 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 <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>				<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		

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