



**BENJAMIN  
STEVENS.**  
estate agents



## **Sparrows Herne, Bushey WD23 1FN**

**Offers In Excess Of £699,950**

A beautifully presented bright and spacious TWO DOUBLE BEDROOM TWO BATHROOM GROUND FLOOR APARTMENT forming part of this sought after purpose built block in the heart of Bushey, conveniently located and within walking distance to all local shopping and transport facilities. The property is being offered in excellent decorative order and benefits from: Security Entryphone System, Spacious Entrance Hall, Double Glazed Windows, Gas Fired Heating To Radiators, Reception Room With Access To Private Terrace, Fully Fitted Kitchen/Breakfast Room With Access To Private Terrace, Bedroom One With En Suite Shower Room, Bedroom Two, Family Bathroom, Communal Grounds, Private Terrace, Underground Parking For Two Cars.

**NO UPPER CHAIN**



# Sparrows Herne, Bushey WD23 1FN

**Exterior:**



**Reception Room:**



**Entrance Hall:**



**Reception Room:**



**Reception Room:**



**Kitchen/Breakfast Room:**





# Sparrows Herne, Bushey WD23 1FN

**Kitchen/Breakfast Room:**



**Bedroom Two:**



**Bedroom One:**



**Family Bathroom:**



**En Suite Shower Room:**



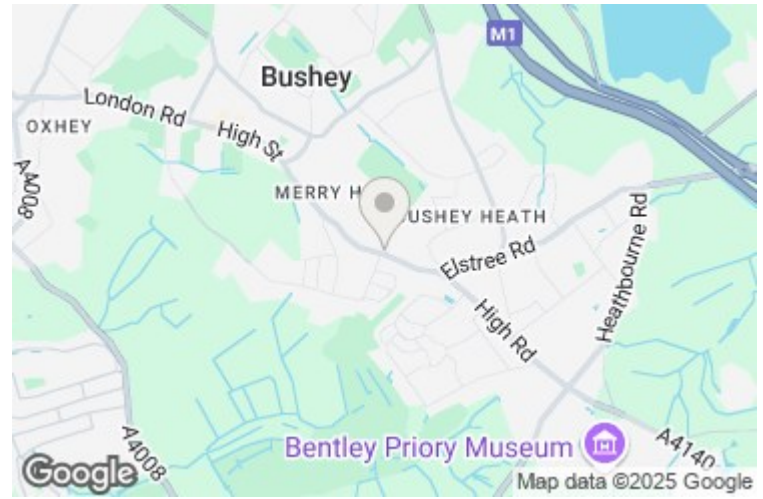
**Private Terrace:**





# Sparrows Herne, Bushey WD23 1FN

## Private Terrace:



## Exterior Rear:



## Tenure:

To the best of their knowledge the vendor advises us that there are approximately 110 years remaining on the lease with a ground rent of approximately £600 per annum and a service charge of £3,363.20 per annum (this includes £300pa sinking fund). As always, buyers are recommended to gain verification from their solicitor during the conveyancing process.  
Council Tax Band F £3,148 PA

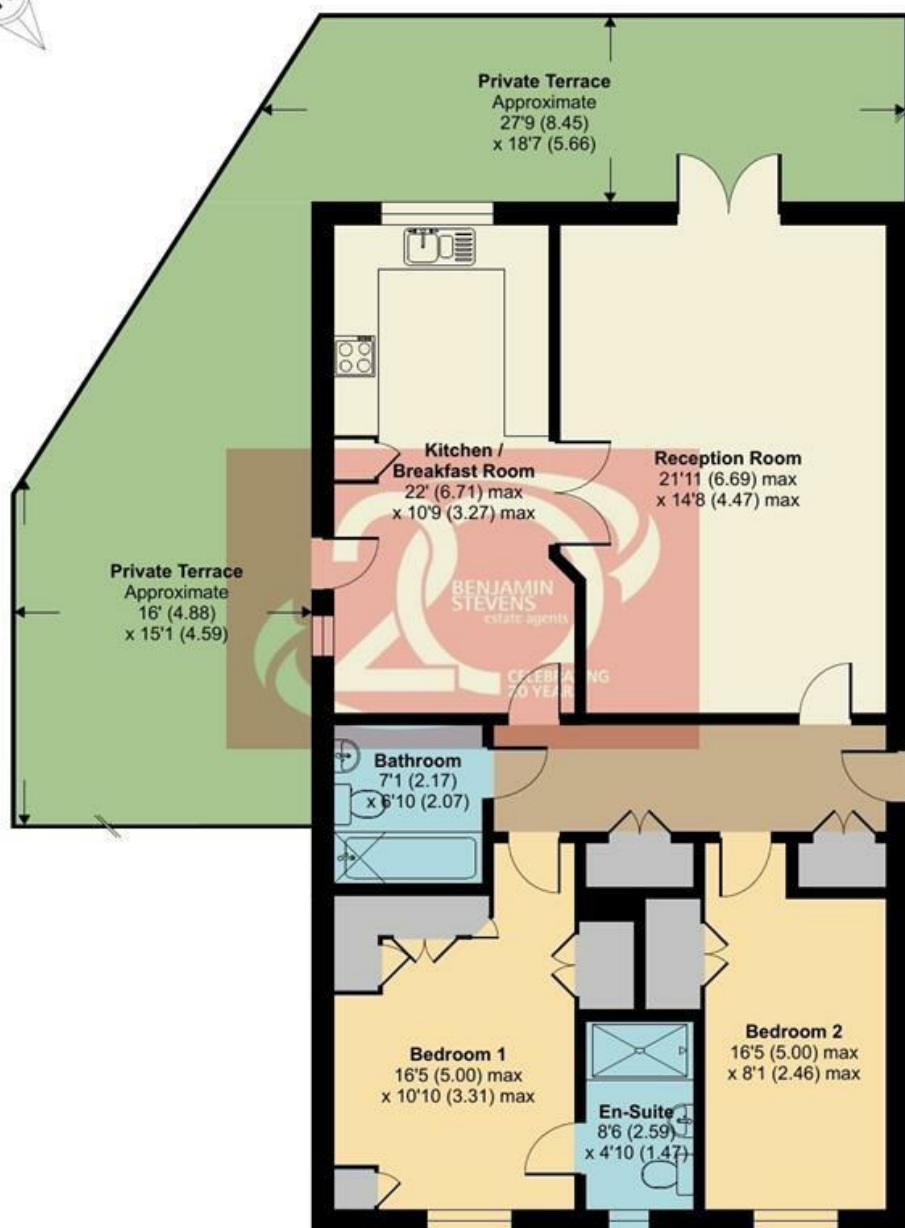
## Disclaimer:

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.

# Bushey Gate, Sparrows Herne, Bushey, WD23

Approximate Area = 1100 sq ft / 102.1 sq m

For identification only - Not to scale

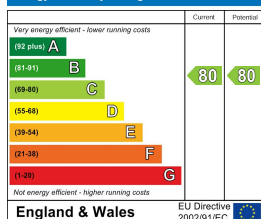


GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Benjamin Stevens. REF: 1255614

## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating

