



## 3 Ellam Court, Bushey Hall Road – WD23 2FY

Offers Over £350,000

 ChurchillsBushey



A modern 2 bedroom ground floor flat, well presented throughout, communal entrance with entry phone system, own entrance hall with ample storage, 19ft open plan kitchen/ dining / living area leading on to a large terrace, two bedrooms, fully tiled bathroom, double glazing, gas central heating, well maintained communal gardens, secure underground parking, long lease, convenient location within walking distance of Bushey station, Watford Town centre & local schools





## 3 Ellam Court

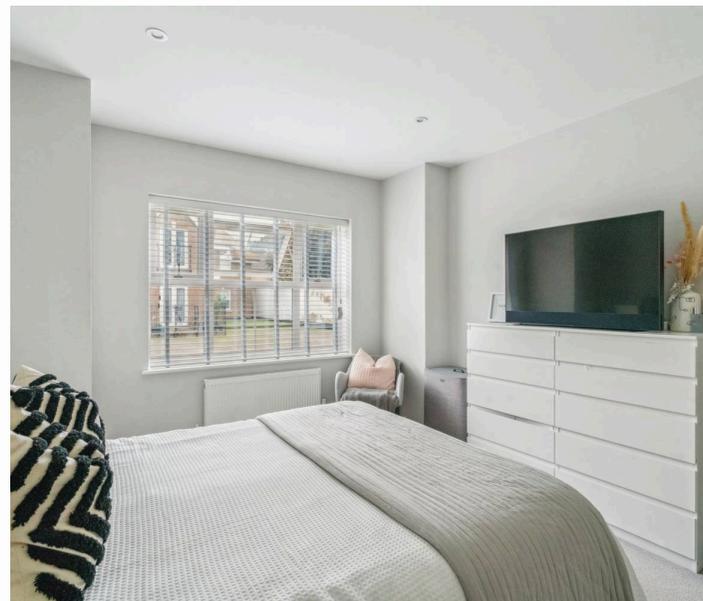
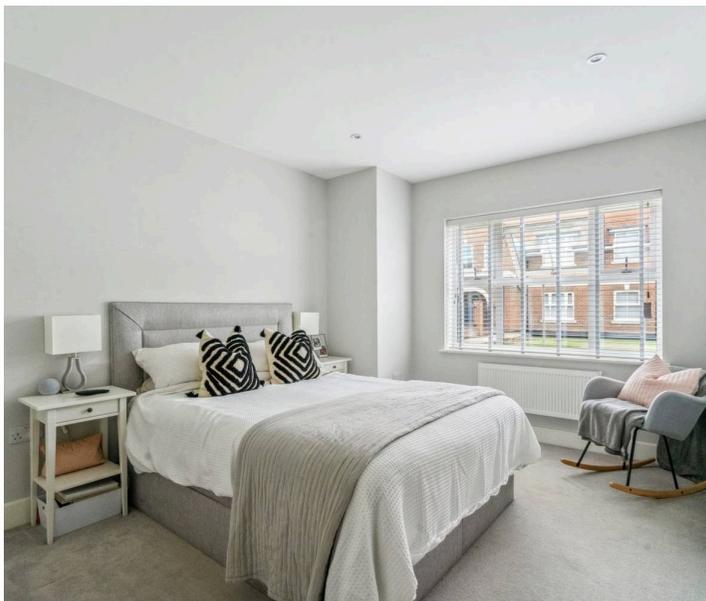
Bushey Hall Road, Bushey

- Modern 2 Bed Ground Floor Flat
- Large Terrace
- Entry Phone System
- 19ft Open Plan Living/ Kitchen/ Diner
- Communal Gardens
- Underground Secure Parking For 2 Cars
- Convenient Location

Council Tax band: D

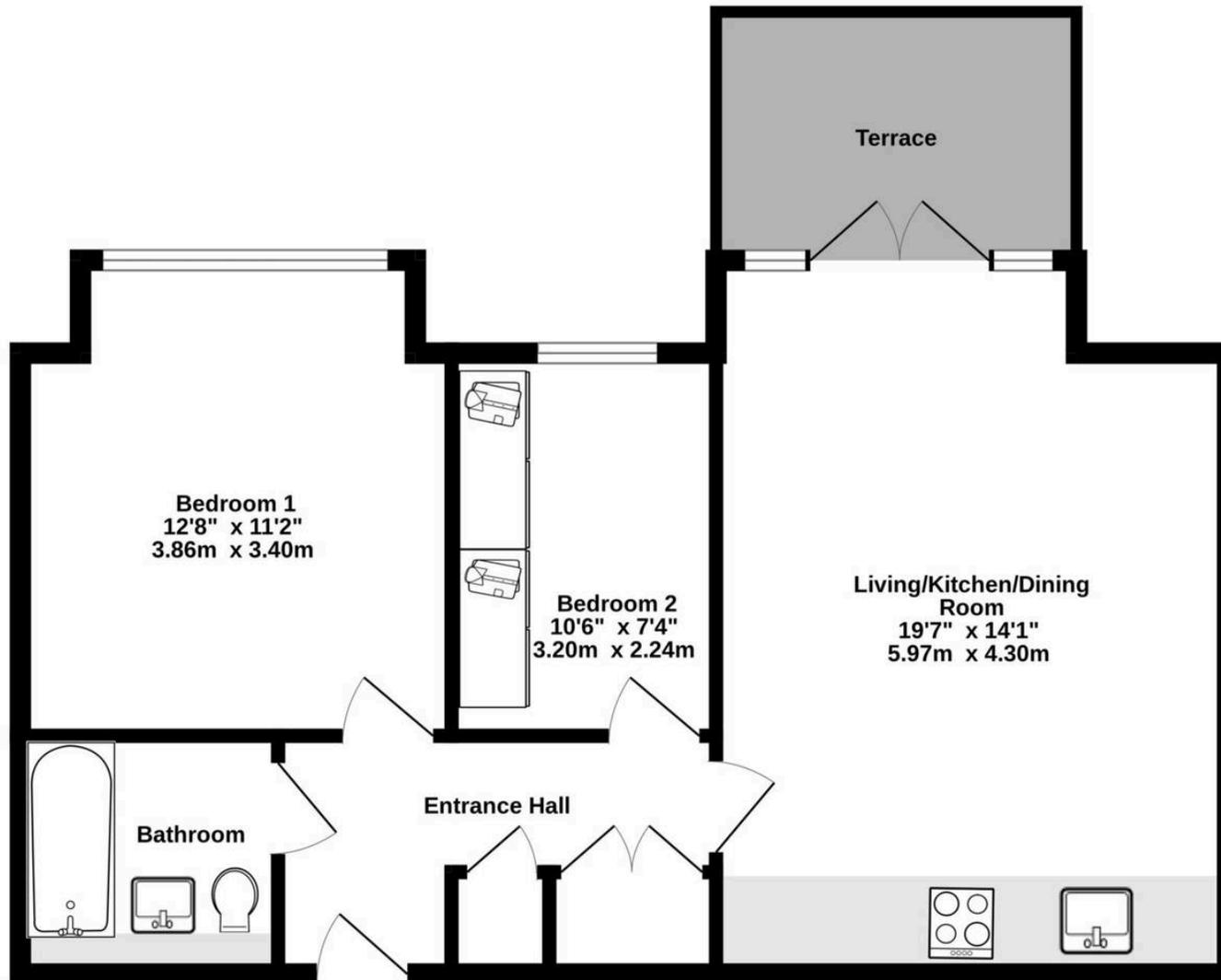
Tenure: Leasehold

EPC Energy Efficiency Rating: B

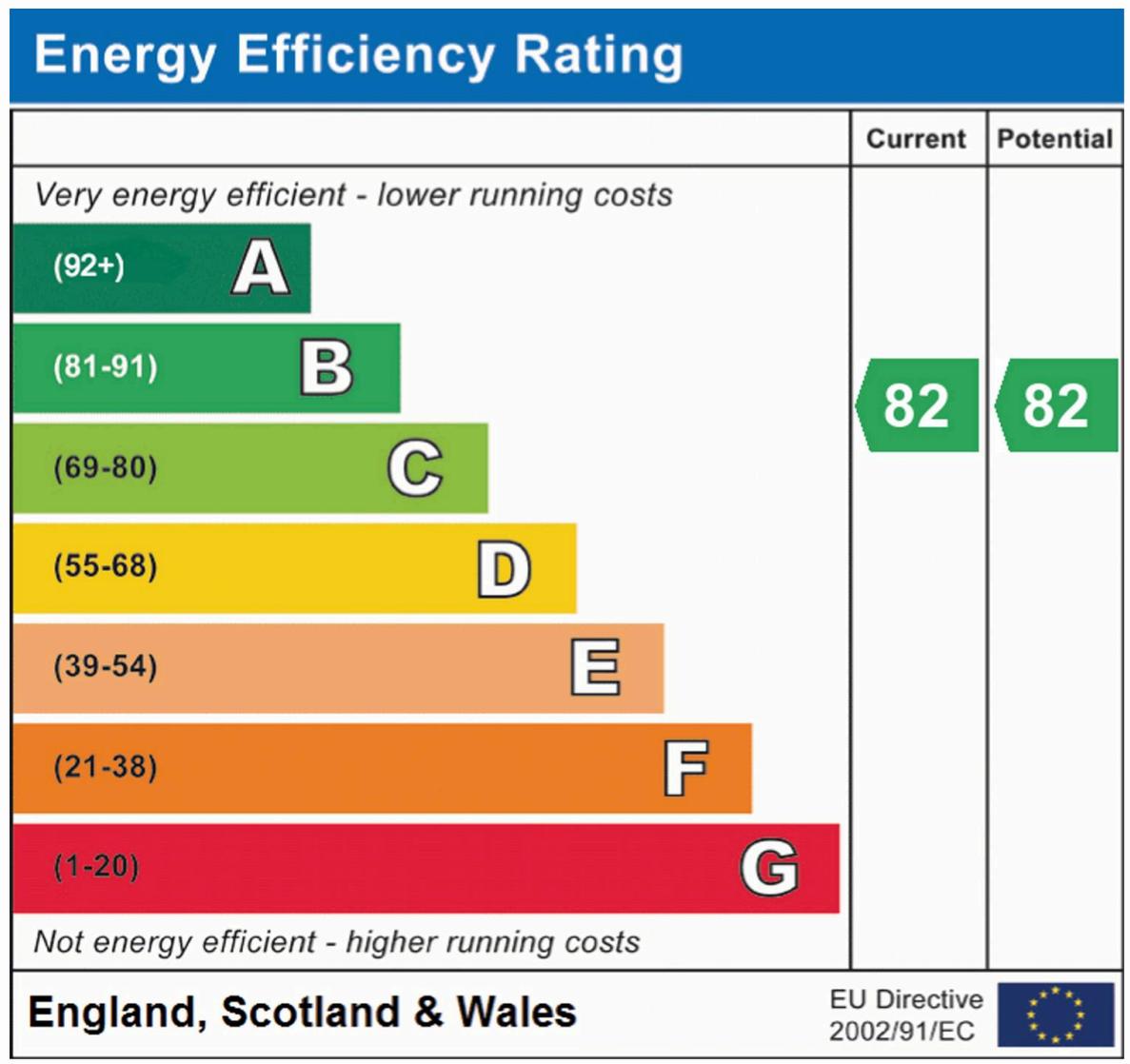




# Ground Floor



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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## Churchills – Bushey

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