



**Connells**

Meadowcroft High Street  
Bushey



## Property Description

Connells are pleased to present, a recently carpeted and decorated ONE BEDROOM FIRST FLOOR RETIREMENT FLAT with NO UPPER CHAIN and a sizeable lift and stairwell for access. The flat is ideally placed for those seeking retirement accommodation in Bushey and is specifically designed to allow residents to enjoy an active and independent lifestyle. The surrounding area is ideally placed for public transport, with bus stops just a few short steps from the front door providing services to the town centre where all amenities are within easy reach, while the delight of Bushey Country Club is close by.

On entering the flat there is a communal entrance and entry phone system. The benefits of this flat is you have your own entrance hall, good size living room, with an open arch through to fitted kitchen, good size bedroom with fitted wardrobes and storage heaters throughout. For extra security there are emergency alarm pull to all rooms. As an added benefit the flat is conveniently located next to the Development facilities that include guest suite and laundry room, and has use of the lovely communal garden to relax and enjoy along with ample residents parking on a first come first serve basis, Viewing is highly recommended.

## Entrance Hall

Door to front aspect, dual storage heaters and spacious cupboards.

## Lounge

Double aspect windows, storage heater and television point, recently carpeted and decorated.

## Kitchen

Window to side aspect, wall and base units, work surfaces, one and a half bowl sink with drainer, electric hob and oven, plumbing for washing machine, space for fridge/freezer.

## Bedroom

Window to side aspect, fitted wardrobe and storage heater.

## Bathroom

Window to side aspect, partially tiled, bath with mixer taps and overhead shower, wash hand basin and water closet.

## Communal Garden

Well maintained, landscaped communal gardens.

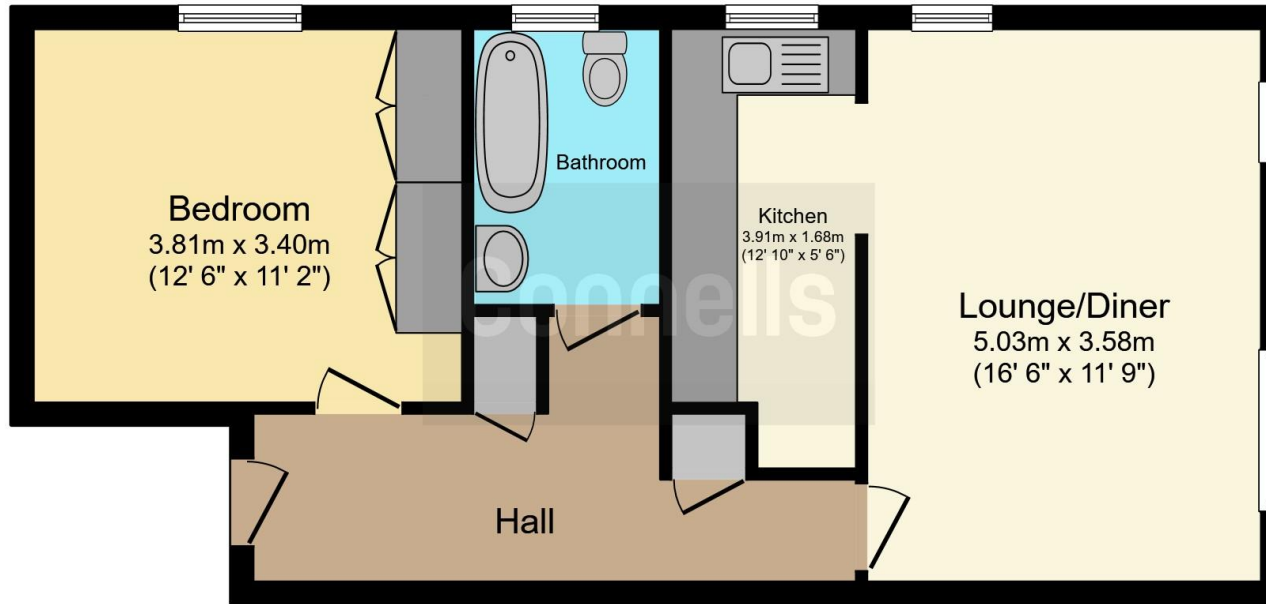
## Parking

Residents parking, first come first serve basis.









Total floor area 52.8 m<sup>2</sup> (569 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 020 8950 4404**  
**E [bushey@connells.co.uk](mailto:bushey@connells.co.uk)**

86 High Street  
 BUSHEY WD23 3HD

EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 3600.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS308150](http://connells.co.uk/Property/BUS308150)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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