



Homecedars House Elstree Road
Bushey Heath Bushey



Property Description

**** NO CHAIN **** Connells are pleased to bring this well presented one bedroom, first floor warden assisted retirement flat for over 60's situated in a popular and sought after residential block in Bushey Heath. This apartment comprises of a spacious living room, a fitted kitchen, one double bedroom with built in wardrobes and a bathroom. Benefits include well maintained communal gardens, residential parking and visitor bays, lifts to all floors, emergency pull cords in all rooms as well as a further communal lounge and laundry room and other site facilities.

This property also benefits from being conveniently located within walking distance of Bushey Heath's multiple shopping and transport facilities including regular bus services to Stanmore and Watford, access to Bushey Station that provides direct links into London as well as the A41, M1 & M25 motorways.

For more information, or to book a viewing please contact Connells today.

Entrance Hall

Door to front aspect, storage cupboard, smart call system.

Lounge

Window to front aspect, electric heating.

Kitchen

Fitted kitchen with wall and base units, one bowl sink with drainer, electric oven and hob, fridge/freezer. Opens to lounge.

Bedroom 1

Window to front aspect, built in wardrobe.

Bathroom

Shower cubicle, wash hand basin, WC, extractor fan.

Agents Note

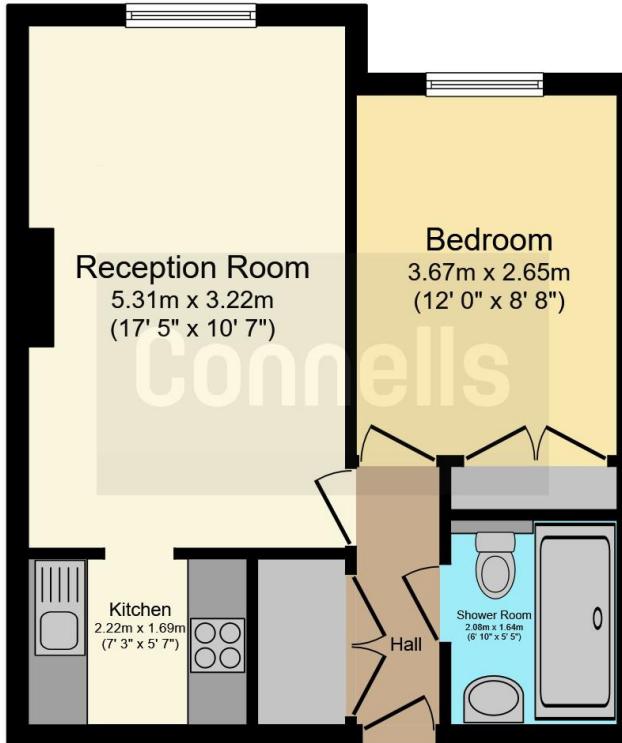
Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.











Total floor area 40.5 m² (436 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

To view this property please contact Connells on

T 020 8950 4404
E bushey@connells.co.uk

86 High Street
 BUSHEY WD23 3HD

EPC Rating: B
 Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

[view this property online \[connells.co.uk/Property/BUS308107\]\(http://www.connells.co.uk/Property/BUS308107\)](http://www.connells.co.uk/Property/BUS308107)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BUS308107 - 0003