



Connells

Elizabeth Grove  
Bushey Heath Bushey



## Property Description

Elizabeth Grove is a stunning, high specification, penthouse apartment with two bedrooms, allocated parking, contemporary style kitchen, underfloor heating throughout with controls accessible physically or through the cloud, and bespoke fitted wardrobes to the bedrooms. This modern private, gated development is set within leafy private grounds and the architecture is carefully crafted and timeless, blending with the established, tree-lined surroundings.

The apartment has a spacious open-plan living space with bi-fold doors opening onto two balconies, and is finished with a quality interior specification including a full range of integrated kitchen appliances. The master bedroom has a luxurious ensuite and a walk-in dressing room complete with hand-built bespoke fitted wardrobes. The second bedroom has hand built fitted wardrobes and the bathroom high end fittings.

The apartment benefits from allocated parking and is in close walking distance of Bushey Heath, which offers a range of shops, cafes and restaurants for day-to-day needs. A little further on, Bushey itself has a village feel, with its duck pond and green, also offering many independent shops and eateries. For a more extensive retail experience, Atria in Watford and Brent Cross offer a huge choice. The outdoors is easily accessible with open spaces such as Stanmore Common, Merry Hill and Bentley Priory Nature Reserve all close by, as well as several golf courses and country clubs.

## Entrance Hall

Stairs from first floor, video entry telecom, underfloor heating, storage cupboard.

## Lounge/Dining/Kitchen

34' 1" MAX x 21' 8" MAX ( 10.39m MAX x 6.60m MAX )

Two biofold doors to two balconies with front and side aspects, wood flooring, underfloor heating, television point, bluetooth Sonos Speaker system, Open plan to kitchen.

## Kitchen

Window to side aspect, contemporary style units in a mix of painted and oak finishes, stone worktops, stainless steel one and a half bowl under-mounted sink, sink tap with flexi hose, porcelain floor tiles, full height integrated fridge, wine fridge, full height integrated freezer, integrated washing machine, integrated Siemens dishwasher, microwave, electric ceramic hob with built in extractor fan, Siemens electric oven, island unit, compartmentalised recycle storage bins.

## Bedroom One

12' 6" MAX x 12' 6" ( 3.81m MAX x 3.81m )

Window to front aspect, wrap-around walk-in eves storage cupboards housing media room supporting Sonos music system, television point, underfloor heating.

## En-Suite

Built-in joinery vanity unit with washbasin and storage, stone worktop, wall mirror with feature lights, walk-in shower cubicle, wall-mounted WC with soft closing seat and dual flush controls, chrome heated towel rail and window to front aspect.

## Dressing Room

Walk in wardrobe dressing area with hand-built contemporary design bespoke joinery fitted wardrobes, drawer unit, dressing table/desk and window to side aspect.

## Bedroom Two

12' 10" max x 11' 10" ( 3.91m max x 3.61m )

Window to side aspect, hand-built contemporary design bespoke joinery fitted wardrobes, television point, underfloor heating.

## Bathroom

Built-in joinery vanity unit with wash hand basin and storage, stone worktop, wall mirror with feature lights, wall-mounted WC with soft closing seat and dual flush controls, bath with mixer taps, chrome heated towel rail and window to side aspect.

## Parking

Two allocated parking spaces.

## Other

The property is held under a 999 year Lease from 1 January 2021.









**TOTAL: 145.9 m<sup>2</sup> (1,571 sq.ft.)**

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)

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2 Temple Street  
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EPC Rating: B

Council Tax  
 Band: F

Service Charge:  
 3800.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS308597](http://connells.co.uk/Property/BUS308597)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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