



**Connells**

Homecedars House Elstree Road  
Bushey Heath Bushey



## Property Description

Connells are pleased to offer this well-presented two bedroom, one bathroom retirement apartment located in the popular Homecedars House development, situated just moments from Bushey High Street with its array of shops, cafés, and transport links.

This bright and spacious apartment is positioned within a well-maintained retirement complex designed for residents aged 60 and over. The property is in very good condition throughout and features a welcoming entrance hall with storage, a generous living/dining area, fitted kitchen, two bedrooms (both with built-in wardrobes, and fitted wardrobes to the master), and a family bathroom.

Homecedars offers a wide range of excellent communal facilities, including a residents' lounge, laundry room, guest suite, and a house manager on site during weekdays. The development also boasts beautifully maintained communal gardens, a lift to all floors, and residents' parking.

With the benefit of no onward chain, this property is ideal for those seeking secure, comfortable, and independent living within a welcoming community.

## Entrance Hall

Door to rear aspect, two storage cupboards.

## Lounge

Window to front aspect and television point.

## Kitchen

Window to front aspect, fitted kitchen with wall and base units, work surfaces, one bowl sink with drainer, induction hob and electric oven, fridge/freezer.

## Bedroom 1

Window to front aspect, built in wardrobe, fitted wardrobe.

## Bedroom 2

Window to rear aspect and built in wardrobe.

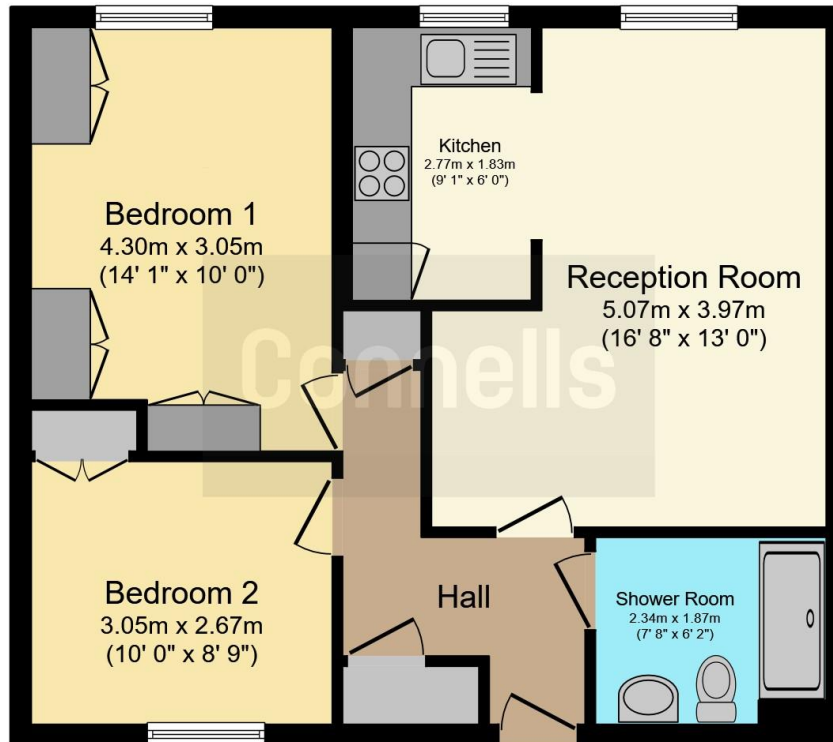
## Bathroom

Shower cubicle, vanity unit with wash hand basin, WC, tiled.









Total floor area 56.9 m<sup>2</sup> (613 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: D Council Tax  
 Band: D

Service Charge:  
 5800.00

Ground Rent:  
 658.94

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS308085](http://connells.co.uk/Property/BUS308085)**

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.



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