



**BENJAMIN  
STEVENS.**  
estate agents



**Elstree Road, Bushey WD23 1GN**

**Asking Price £219,950**

A TWO DOUBLE BEDROOM SECOND FLOOR RETIREMENT APARTMENT situated in a sought after purpose built block in the heart of Bushey Heath, conveniently located and within walking to all local shopping and transport facilities. The property is being offered in good decorative order and benefits from: Security Entryphone System, Lift, Reception Room, Kitchen, Two Double Bedrooms, Shower Room, Communal Lounge/Kitchen, Laundry Room, Communal Grounds, Parking.  
NO UPPER CHAIN

# Elstree Road, Bushey WD23 1GN

## Exterior:



## Reception Room:



## Reception Room:



## Kitchen:



## Reception Room:



## Kitchen:



**Bedroom One:**



**Communal Lounge:**



**Bedroom Two:**



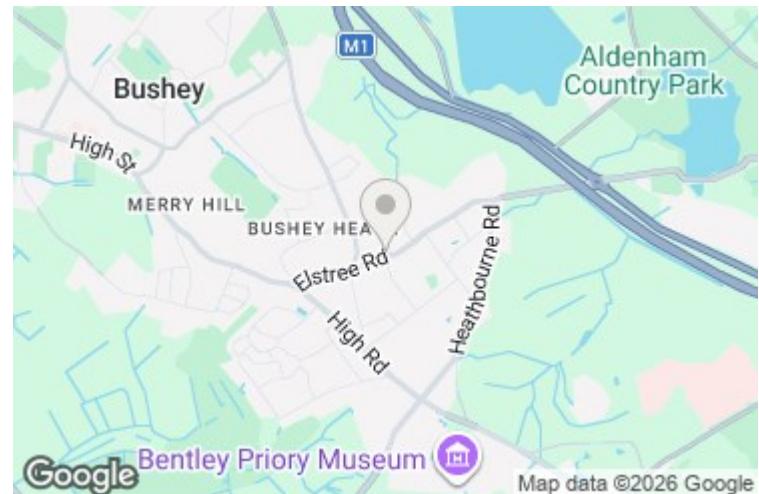
**Tenure:**

We have been advised that, to the best of the seller's knowledge, the property has approximately 87 years remaining on the lease with an annual service charge of approximately £5,410.48 and an annual ground rent of approximately £549.12 per annum. Council Tax Band D which is currently £2,179 per annum.

As always, buyers should gain verification from their solicitor during the conveyancing process.

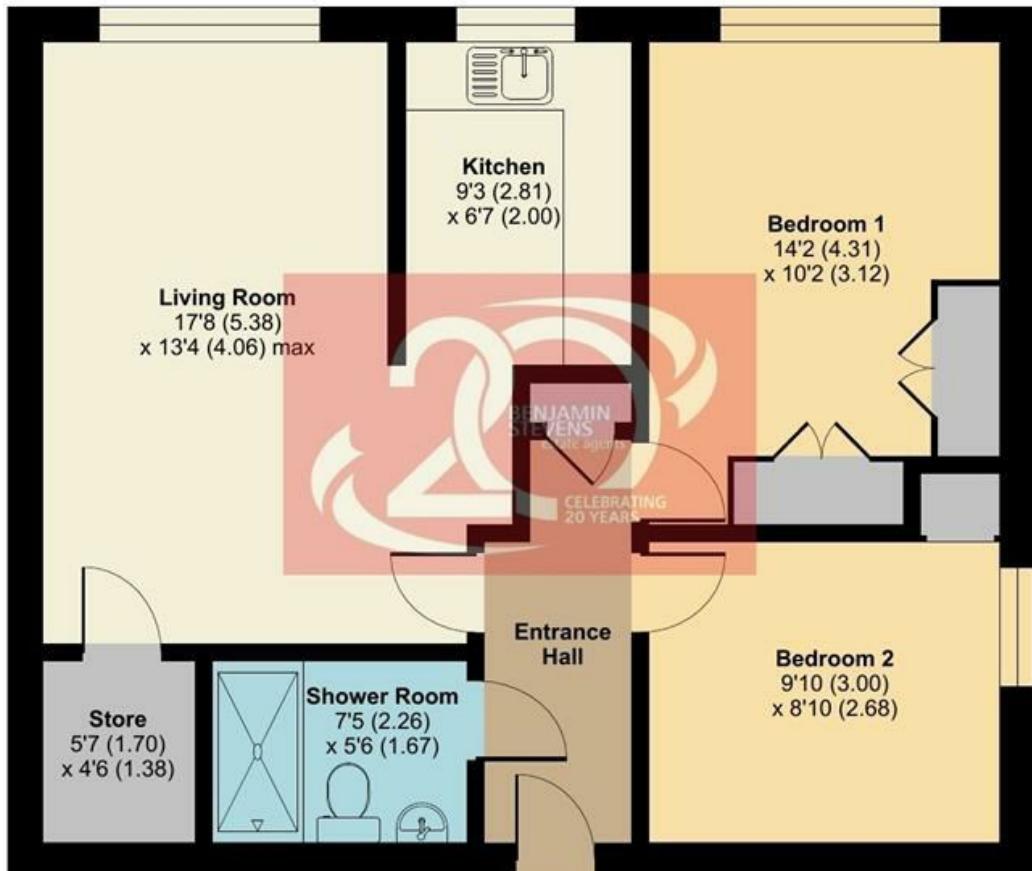
**Disclaimer:**

While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.



**Shower Room:**





## SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichécom 2025. Produced for Benjamin Stevens. REF: 1239353.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	74
(81-91)	B	65
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	