

## Sparrows Herne, Bushey WD23 1FN

### Offers In Excess Of £300,000

A beautifully presented ONE BEDROOM GROUND FLOOR APARTMENT forming part of this sought after purpose built block in the heart of Bushey conveniently located and within walking distance to all local shopping and transport facilities. The property is being offered in excellent decorative order and benefits from: Security Entryphone System, Underfloor Heating, Reception Room With Access to Private Terrace, Fully Fitted Modern Kitchen, Double Bedroom, Shower Room, Communal Grounds, Underground Parking.  
NO UPPER CHAIN

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**External:**



**Reception Room:**



**External:**



**Reception Room:**



**Communal Entrance Hall:**



**Kitchen:**



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**Bedroom:**



**Private Terrace:**



**Bedroom:**



**Communal Grounds:**



**Shower Room:**



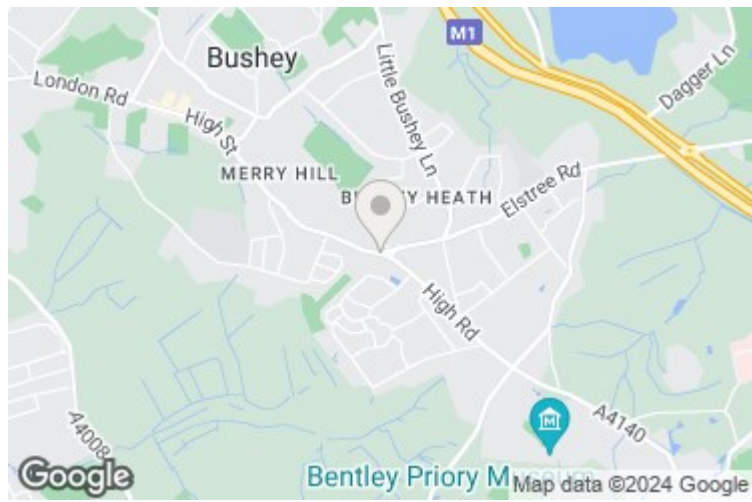
**Tenure:**

This is a leasehold property and the seller advises us that there will be a new lease assigned of 200 years on completion, with a service charge of approximately £160 per month and a peppercorn ground rent. Council Tax Band C £1845 per annum. As always buyers are advised to gain verification from their surveyor/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.

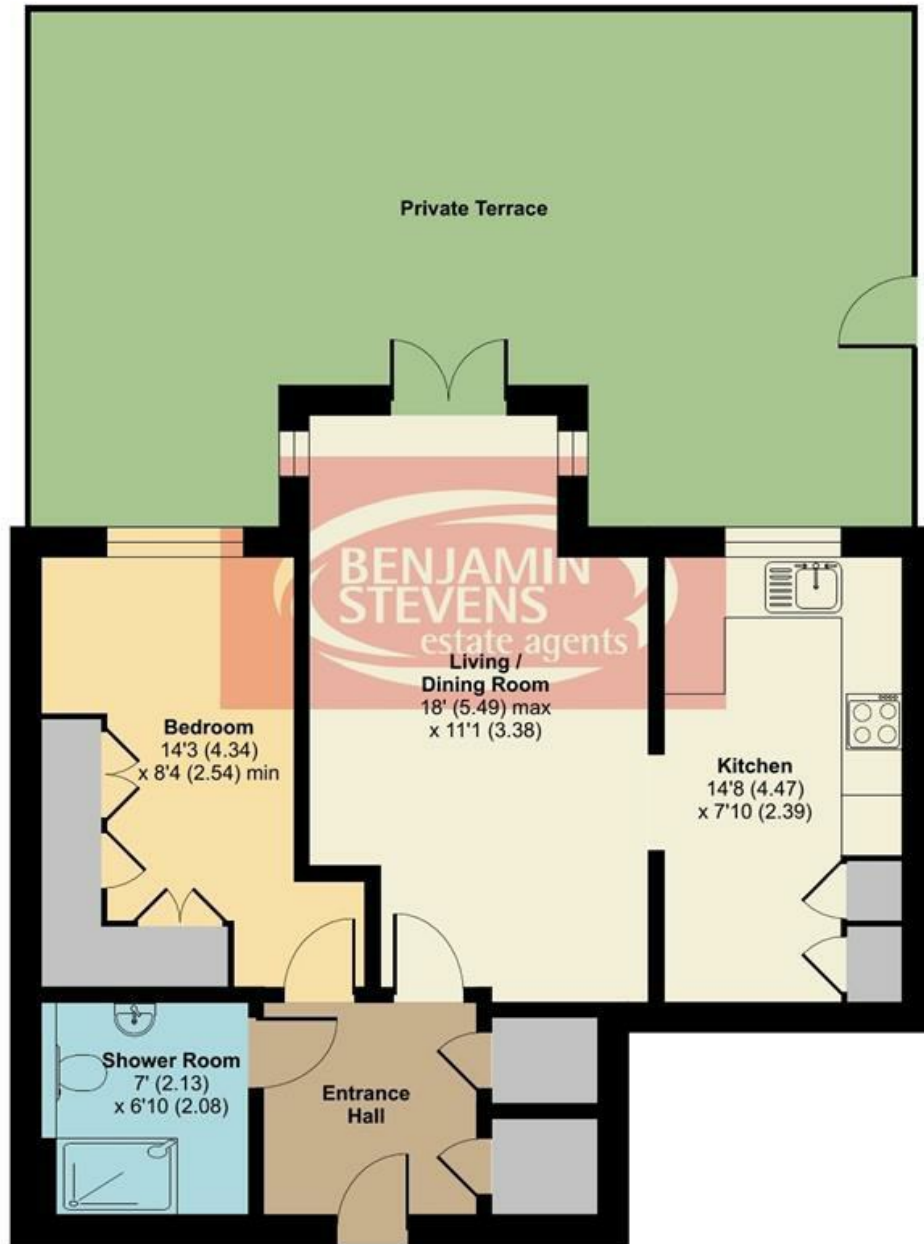
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# Bushey Gate, Sparrows Herne, Bushey, WD23

Approximate Area = 582 sq ft / 54.1 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Benjamin Stevens. REF: 1082694

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>78</b>	<b>79</b>				
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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