



**BENJAMIN
STEVENS.**
estate agents



Bushey Hall Road, Bushey WD23 2FY

Offers In Excess Of £410,000

A beautifully presented bright and spacious TWO DOUBLE BEDROOM, TWO BATHROOM forming part of this popular purpose built block in the heat 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, Lift, Double Glazed Windows, Gas Fired Heating To Radiators, Utility/Storage Cupboard, Reception Room With Fully Fitted Open Plan Kitchen & Double Doors Leading To Balconette, Bedroom One With En Suite Shower Room, Bedroom Two, Family Bathroom, Communal Grounds, Underground Parking For Two Cars.
CHAIN FREE

Bushey Hall Road, Bushey WD23 2FY

Exterior:



Reception Room/Open Plan Kitchen:



Entrance Hall:



Reception Room/Open Plan Kitchen:



Reception Room/Open Plan Kitchen:



Reception Room/Open Plan Kitchen:



Bushey Hall Road, Bushey WD23 2FY

Reception Room/Open Plan Kitchen:



En Suite Shower Room:



Reception Room/Open Plan Kitchen:



Bedroom Two:



Bedroom One:



Bedroom Two:



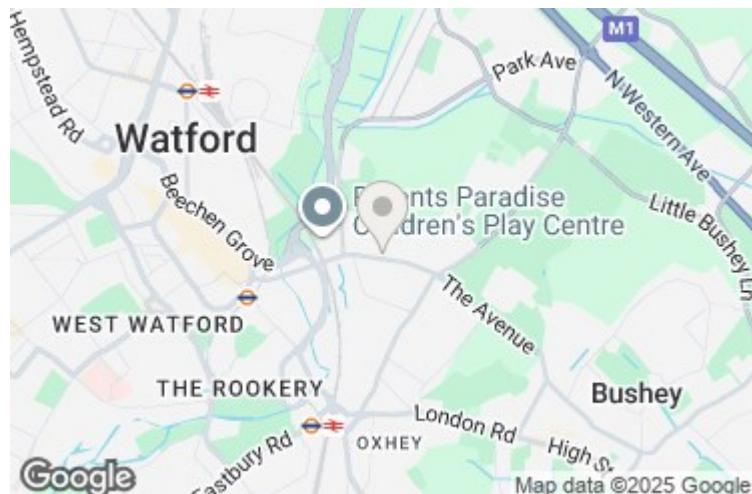
Bushey Hall Road, Bushey WD23 2FY

Family Bathroom:



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.



Communal Garden:



Underground Parking:



Tenure:

This is a leasehold property and to the best of their knowledge the seller advises us there are approximately 120 years remaining on the lease with a service charge of £3,000 and a ground rent of approximately £350 per year.

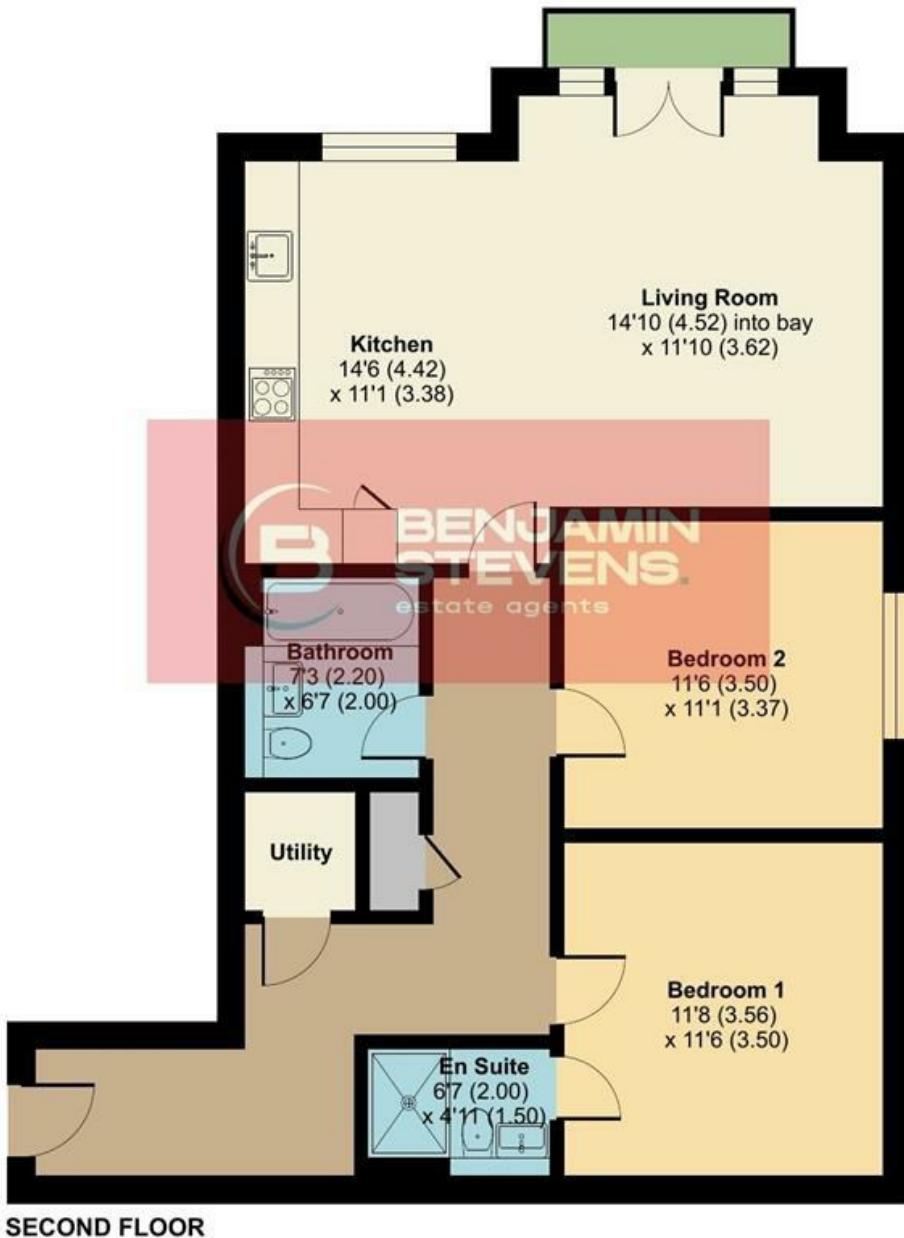
Council Tax Band TBC

As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

Ellam Court, Bushey Hall Road, Bushey, WD23

Approximate Area = 899 sq ft / 83.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichescom 2025. Produced for Benjamin Stevens. REF: 1384543.

| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | |
| (81-91) | B | |
| (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 ₂) Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |

