



**BENJAMIN  
STEVENS.**  
estate agents



**High Road, Bushey WD23 1EN**

**Offers In Excess Of £350,000**

A beautifully presented ONE BEDROOM SECOND FLOOR APARTMENT WITH A LIFT TO ALL FLOORS, forming part of this sought after purpose built block in the heart of Bushey Heath 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, Double Glazed Windows, Reception Room, Modern Kitchen With Access To Balcony, Bedroom, Bathroom, Communal Grounds, Underground Parking.

OVER 55's  
NO UPPER CHAIN



# High Road, Bushey WD23 1EN

**Exterior:**



**Kitchen:**



**Reception Room:**



**Kitchen:**



**Reception Room:**



**Bedroom:**





# High Road, Bushey WD23 1EN

## Bedroom:



## Balcony:



## Bathroom:



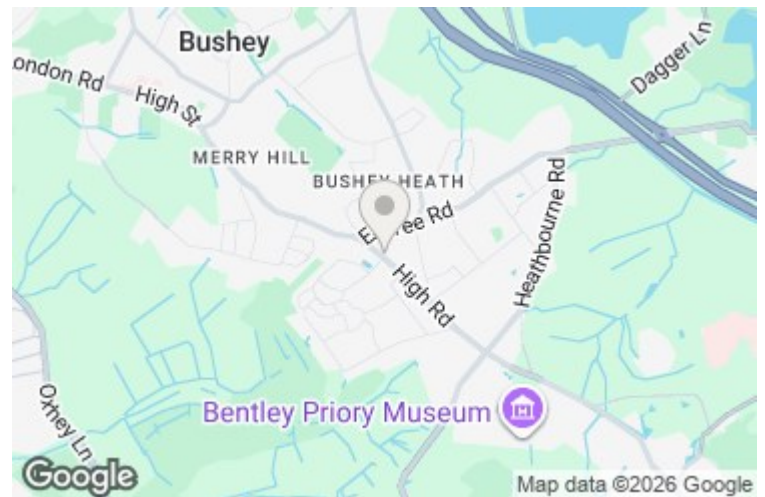
## Tenure:

To the best of their knowledge the seller advises us that there are approximately 110 year remaining on the lease years with an annual service charge of approximately £3,000 pa and ground rent of approximately £550 pa. As always buyers are advised to gain verification from their surveyor/ solicitor during the conveyancing process.  
Council Tax Band C - £1845 PA

## 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:



# Heathside Court, High Road, Bushey Heath, Bushey, WD23

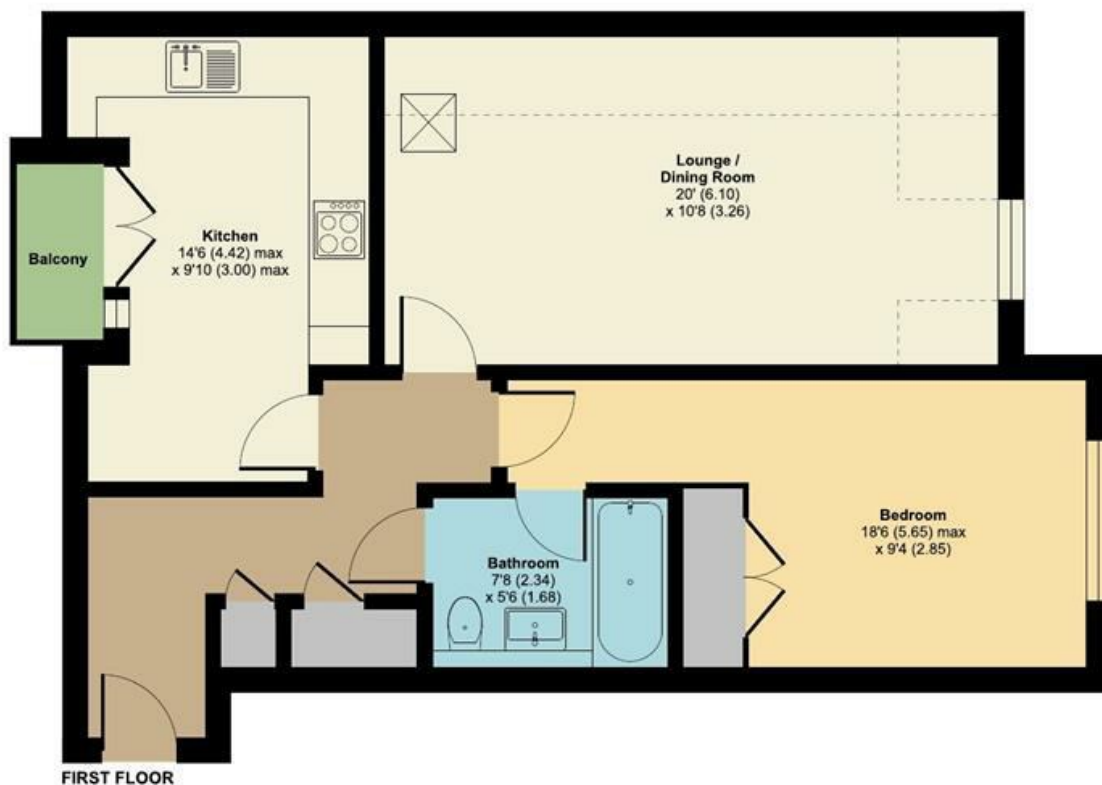
Denotes restricted  
head height

Approximate Area = 570 sq ft / 52.9 sq m

Limited Use Area(s) = 67 sq ft / 6.2 sq m

Total = 637 sq ft / 59.1 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). © richcom 2025. Produced for Benjamin Stevens. REF: 1353949.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
68	70
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	



Edgware Office- 194 Station Road, Edgware, HA8 7AT. Tel: 020 8958 1118  
Bushey Heath Office- 59 High Road, Bushey, WD23 1EE. Tel: 020 8950 7777  
[www.benjaminstevens.co.uk](http://www.benjaminstevens.co.uk)