



Bushey Hall Road, Bushey
Bushey



**BENJAMIN
STEVENS**
estate agents **exp**

Offers Over
£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

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.

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.







Ellam Court, Bushey Hall Road, Bushey, WD23

Approximate Area = 899 sq ft / 83.5 sq m

For identification only - Not to scale



SECOND FLOOR

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

benjaminstevens.co.uk

Benjamin Stevens Estate Agents Limited Company Number 15143871 VAT number 464152108
Registered office: 194 Station Road, Edgware, England, HA8 7AT
Frederick George (Management Services) Ltd is an appointed representative of St Giles Insurance and Finance Services Limited which is authorised and regulated by the Financial Conduct Authority.

BUSHEY HEATH OFFICE

59 High Road, Bushey Heath, Herts, WD23 1EE

0208 950 7777