



**BENJAMIN  
STEVENS.**  
estate agents



## **Sparrows Herne, Bushey WD23 1AQ**

**Asking Price £725,000**

A beautifully presented bright and spacious TWO DOUBLE BEDROOM, TWO BATHROOM FIRST FLOOR APARTMENT situated in 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, Lift, Double Glazed Windows, Gas Fired Heating To Radiators & Underfloor Heating, Guest Cloakroom, Reception Room With Access To Balcony, Fully Fitted Kitchen/Breakfast Room, Utility Room, Bedroom One With En Suite Shower Room, Bedroom Two With En Suite Bathroom, Communal Grounds, Underground Parking For Two Cars.

**LONG LEASE - NO UPPER CHAIN**



# Sparrows Herne, Bushey WD23 1AQ

Exterior:



Reception Room:



Entrance Hall:



Reception Room:



Reception Room:



Kitchen/Breakfast Room:





# Sparrows Herne, Bushey WD23 1AQ

**Kitchen/Breakfast Room:**



**Bedroom One:**



**Kitchen/Breakfast Room:**



**Bedroom One:**



**Kitchen/Breakfast Room:**



**En Suite Shower Room:**



## Sparrows Herne, Bushey WD23 1AQ

**Bedroom Two:**



**Guest Cloakroom:**



**Bedroom Two:**



**Balcony:**



**En Suite Bathroom:**



**Tenure:**

This is a Leasehold property.

Council Tax Band TBC per annum.

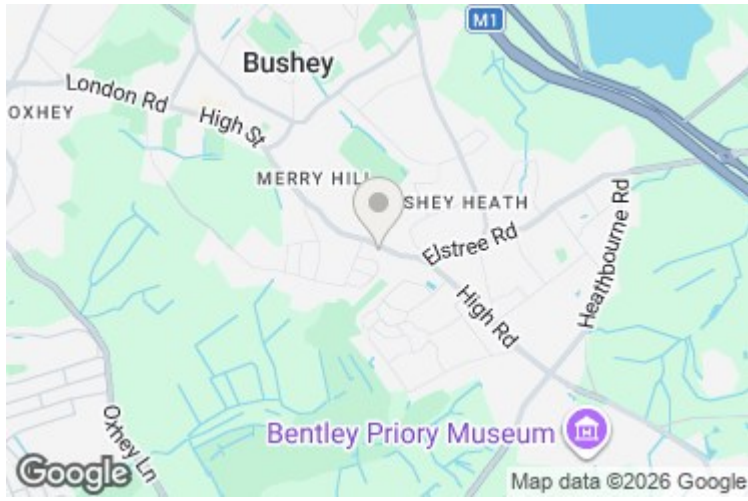
To the best of their knowledge the seller advises us there are approximately 116 years remaining on the lease with an annual service charge of £3,496 and ground rent of approximately £490 per year. As always buyers are advised to gain verification from their surveyor/ solicitor during the conveyancing 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.



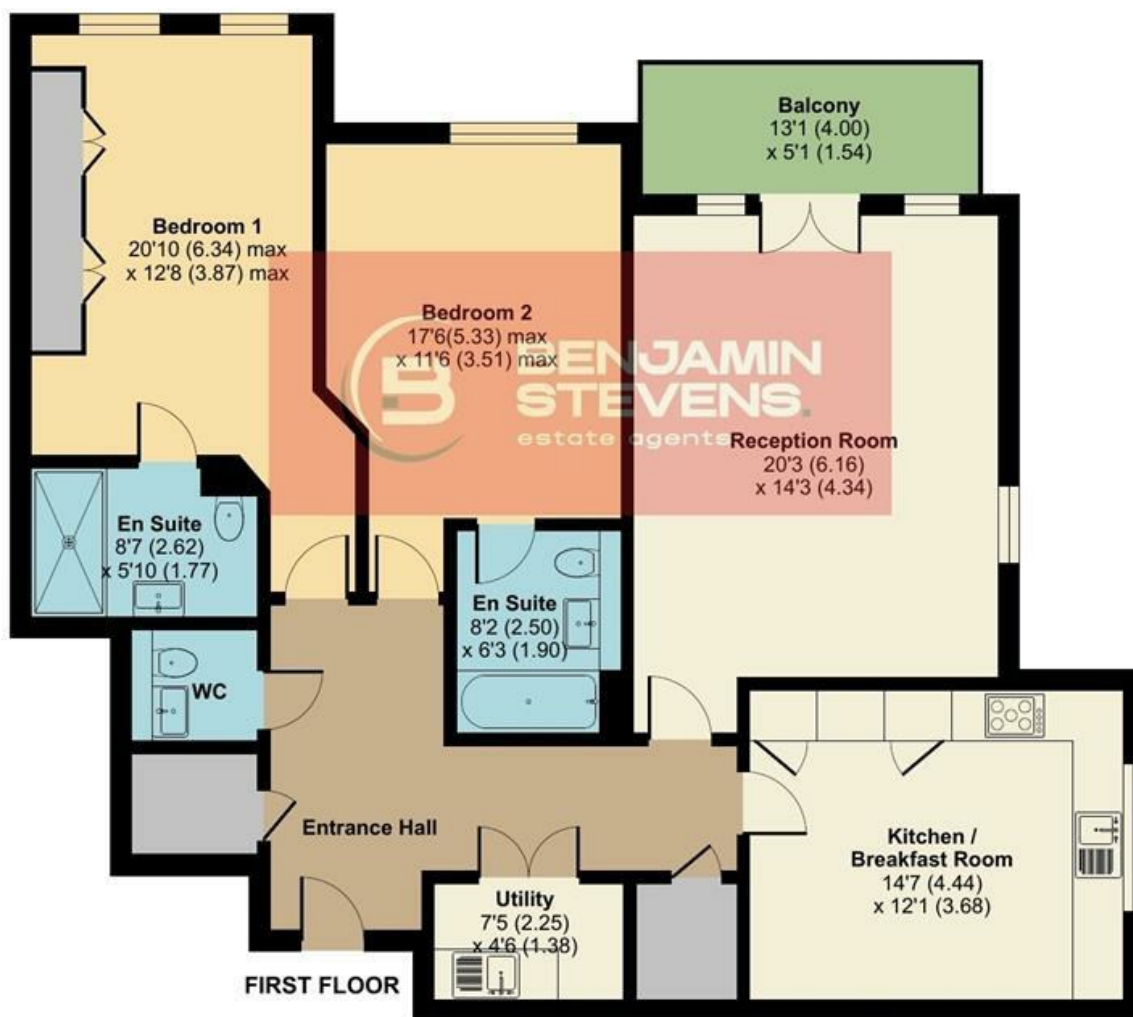
## Sparrows Herne, Bushey WD23 1AQ



# Sparrows Herne, Bushey, WD2

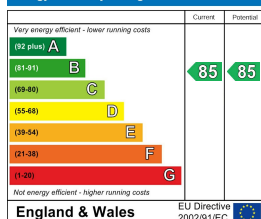
Approximate Area = 1218 sq ft / 113.1 sq m

For identification only - Not to scale

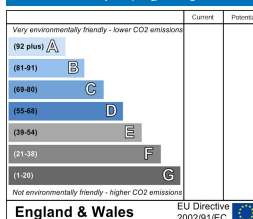


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Benjamin Stevens. REF: 1356828

## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating



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)