



**BENJAMIN
STEVENS.**
estate agents



Aspen Place, Bushey WD23 1FW

Offers In Excess Of £499,950

A beautifully presented bright and spacious TWO DOUBLE BEDROOM, TWO BATHROOM SECOND FLOOR APARTMENT forming part of the sought after Aspen place development 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: Video Entryphone System, Lift, Double Glazed Windows, Gas Fired Heating To Radiators, Underfloor Heating, Reception Room, Fully Fitted Kitchen/Breakfast Room, Bedroom One With En Suite Shower Room, Bedroom Two, Bathroom, Communal Grounds, Allocated Parking.

NO UPPER CHAIN

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Exterior:



Reception Room:



Communal Entrance Hall:



Reception Room:



Entrance Hall:



Kitchen/Breakfast Room:



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Kitchen/Breakfast Room:



Bedroom Two:



Bedroom One:



Bathroom:



En Suite Shower Room:



Communal Grounds:



Tenure:

This is a leasehold property and to the best of their knowledge the vendor advises us that there are approximately 117 years remaining on the lease with a combined annual ground rent and service charge of approximately £3640 per annum. Council Tax Band E - Approximately £2,440 per annum. As always, buyers are recommended to gain verification from their solicitor during the conveyancing process.

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Disclaimer:

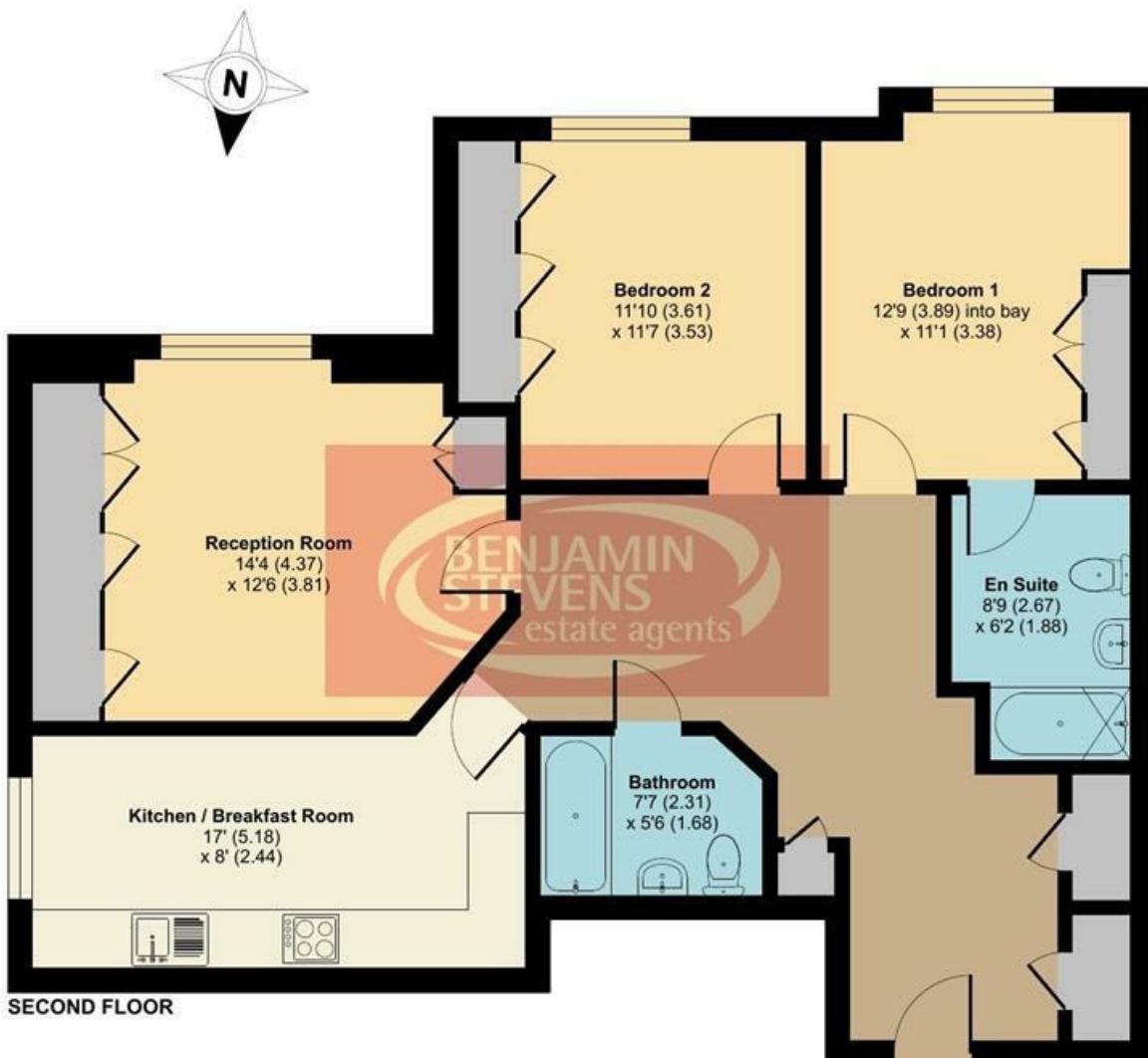
While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.



Oak View, Aspen Place, Bushey Heath, Bushey, WD23

Approximate Area = 972 sq ft / 90.3 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
Produced for Benjamin Stevens. REF: 1178262

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	85
(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