



**BENJAMIN  
STEVENS.**  
estate agents



## Elstree Road, Bushey Heath WD23 1GN

**£1,350 PCM**

**\*\*RETIREMENT APARTMENT\*\***

Benjamin Stevens are pleased to present a one bedroom ground floor apartment located on Homecedars, Bushey Heath. The accommodation provides a good sized living/ dining room opening onto communal gardens, modern fitted kitchen, Shower Room suite and a bedroom with fitted wardrobes.

The property is located within walking distance to many amenities such as shops, activity centres and green spaces. The apartment is located close to the large communal lounge used for daily social gatherings and the dedicated laundry room.

Transport links include local bus routes and great links to the M1.

To arrange a viewing please call us on 020 3271 0111

# Elstree Road, Bushey Heath WD23 1GN

## External:

### Living/Dining Room 10'6 x 17'10 (3.20m x 5.44m)



Feature fireplace, electric heater, door leading to communal gardens, double glazed window to rear aspect, laid to carpet.

### Kitchen: 7'1 x 5'1 (2.16m x 1.55m )

Range of fitted wall and base units, part tiled walls, electric hob, electric oven, stainless steel and drainer unit, fridge freezer, wood effect flooring.

### Bedroom 8'8 x 11'10 (2.64m x 3.61m)



Built in storage, electric heater, double glazed window to rear aspect and laid to carpet.

### Shower Room: 6'8 x 5'4 (2.03m x 1.63m)

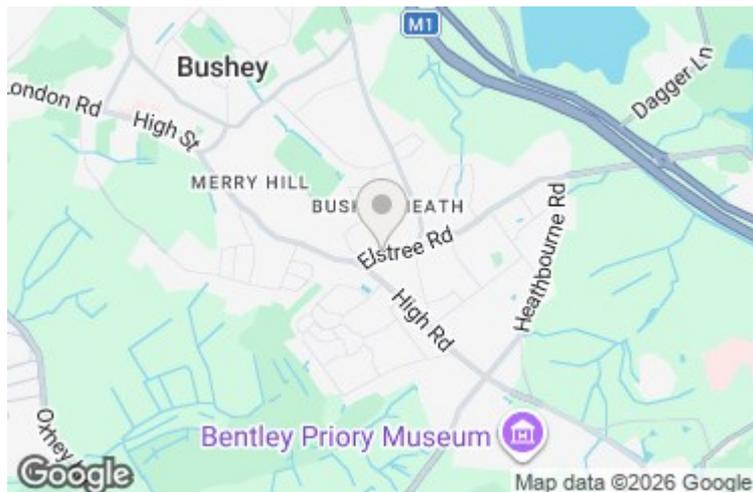
Tiled walls, glazed shower unit with electric power shower, vanity hand wash basin with storage underneath, low flush WC, electric heater, radiator, tiled flooring.

## Communal Garden

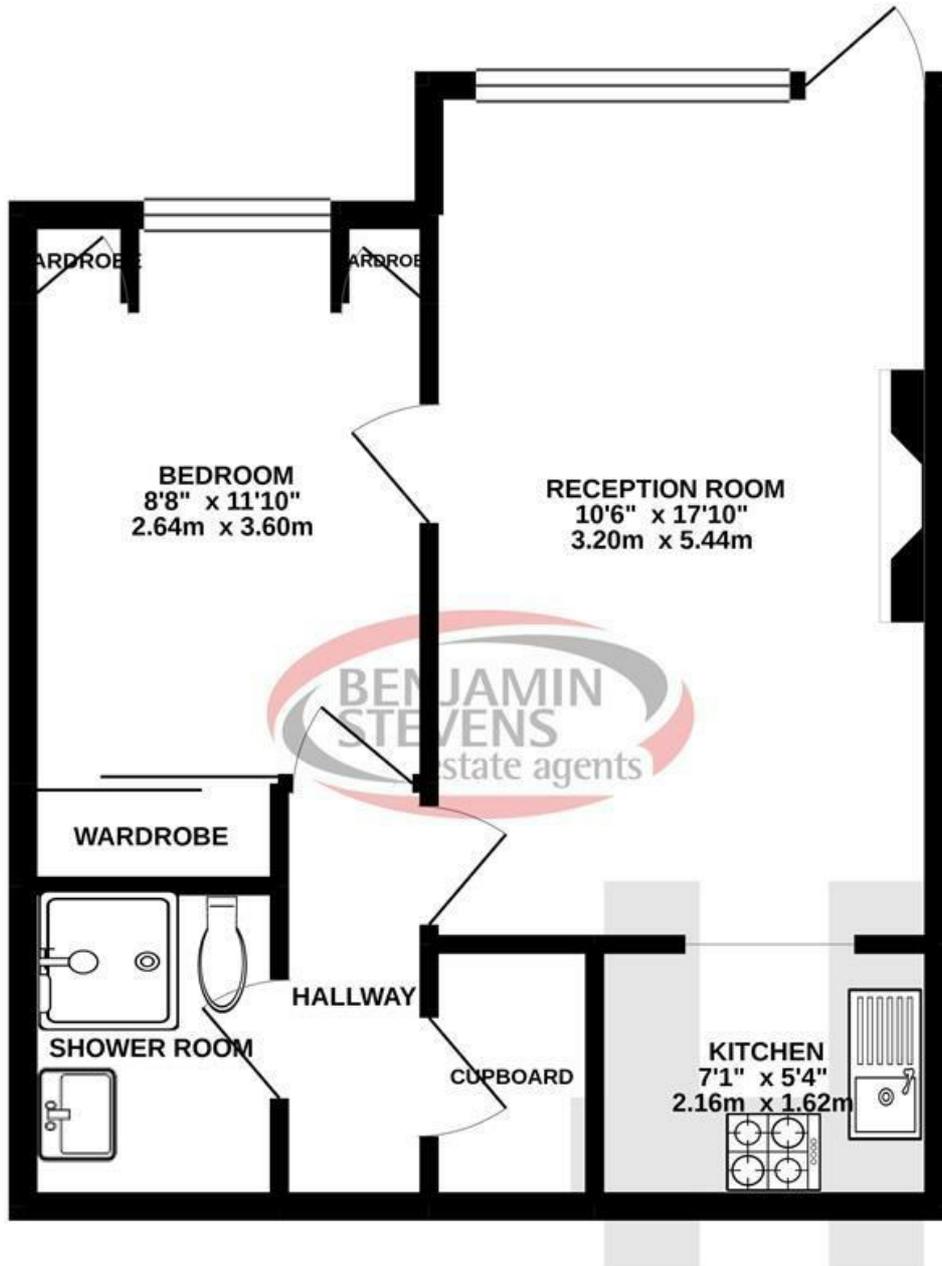
### Communal Garden Alternate View

## Council Tax:

Hertsmere Council Tax Band C £1,665.36 2021/2022



GROUND FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 412 sq.ft. (38.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



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