



4 The Callanders, Heathbourne Road, Bushey Heath, WD23 1PU

Overs Over £675,000 Share of Freehold

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 **Churchills**Bushey



Price £750,000

4 The Callanders, Heathbourne Road, Bushey Heath, Bushey, Hertfordshire, WD23 1PU

- Spacious 3 Bed 2 Bath Apartment
- Entry Phone System
- 20ft Living/ Dining Room With Balcony
- Kitchen/ Breakfast Room With Fitted Neff Appliances
- Amtico Flooring in Kitchen & Bathrooms
- Immaculately Presented Communal Gardens
- Garage & Ample Parking Within The Development
- Energy Rating: C

This spacious and well maintained first floor apartment features three bedrooms and two bathrooms and is located in the heart of Bushey Heath within a small, purpose built development.

The property boasts an inviting entrance hall with an intercom system, leading to a generously sized 20ft living/ dining room that opens onto a balcony with views over the communal gardens. The kitchen/breakfast room is equipped with high quality Neff appliances, while the main bedroom includes an ensuite shower room. There are two additional double bedrooms and a modern bathroom. The development offers immaculately presented communal gardens, a private garage, and ample parking. Additional features include double glazing, gas central heating, and a share of the freehold.









COMMUNAL ENTRANCE

Entry phone system, staircase to first floor

ENTRANCE HALL

Coat cupboard, utility cupboard with lino flooring, wall mounted gas fired central heating boiler, plumbing for washing machine, loft hatch, additional storage cupboard

LOUNGE/ DINING ROOM 20'2" (6.15m) x 16'8" (5.08m)

Entry phone system, double glazed windows and sliding doors leading on to the balcony

KITCHEN/ BREAKFAST ROOM 11'8" (3.56m) x 11'7" (3.53m)

Range of wall and base units, granite working surfaces, stainless steel 1.5 bowl sink unit with drainer and insinkerator, fitted Neff appliance including electric hob with extractor over, electric oven, microwave/ combination oven, fridge freezer and dishwasher, space for breakfast table, inset spotlights, tiled effect Amtico flooring, double glazed windows overlooking the gardens

BEDROOM 1 14'9" (4.5m) x 12'7" (3.84m)

Built in wardrobes along one wall, double glazed window to the front aspect, door to ensuite

ENSUITE SHOWER ROOM

Modern shower room with walk in shower, wc with concealed cistern, wall hung vanity unit with wash hand basin, wall hung cupboard, chrome towel rail, fully tiled walls, Amtico flooring

BEDROOM 2 11'10" (3.61m) x 11'9" (3.58m)

Double glazed window to the front aspect, inset spotlights, wardrobe cupboard

BEDROOM 3 10'7" (3.23m) x 9'11" (3.02m)

Double glazed window to the front aspect

BATHROOM

Panelled bath with hand held shower attachment, glass shower screen, wall hung vanity unit incorporating wash hand basin with cupboard under, fitted wall mirror, chrome ladder radiator, fully tiled walls, Amtico flooring

OUTSIDE

COMMUNAL GARDENS

Immaculate communal gardens surround the development

GARAGE 18'0" (5.49m) x 9'4" (2.84m)

Garage No4 within the development

PARKING

Ample parking within the development

LEASE DETAILS

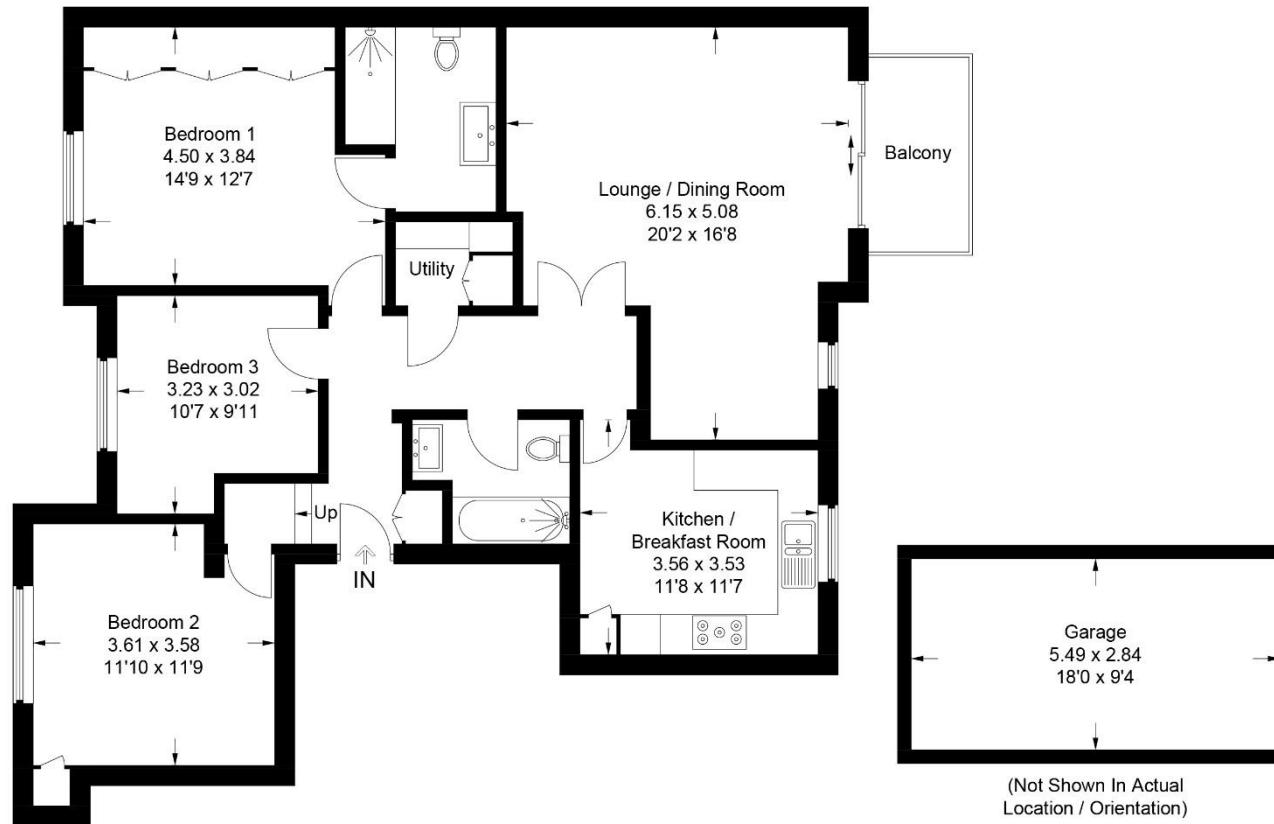
The vendor informs us that they own a Share of the Freehold

Service Charge £240 per month and includes Building Insurance

COUNCIL TAX

Hertsmere Borough Council, Tax Band G, £3745.90 2025/2026

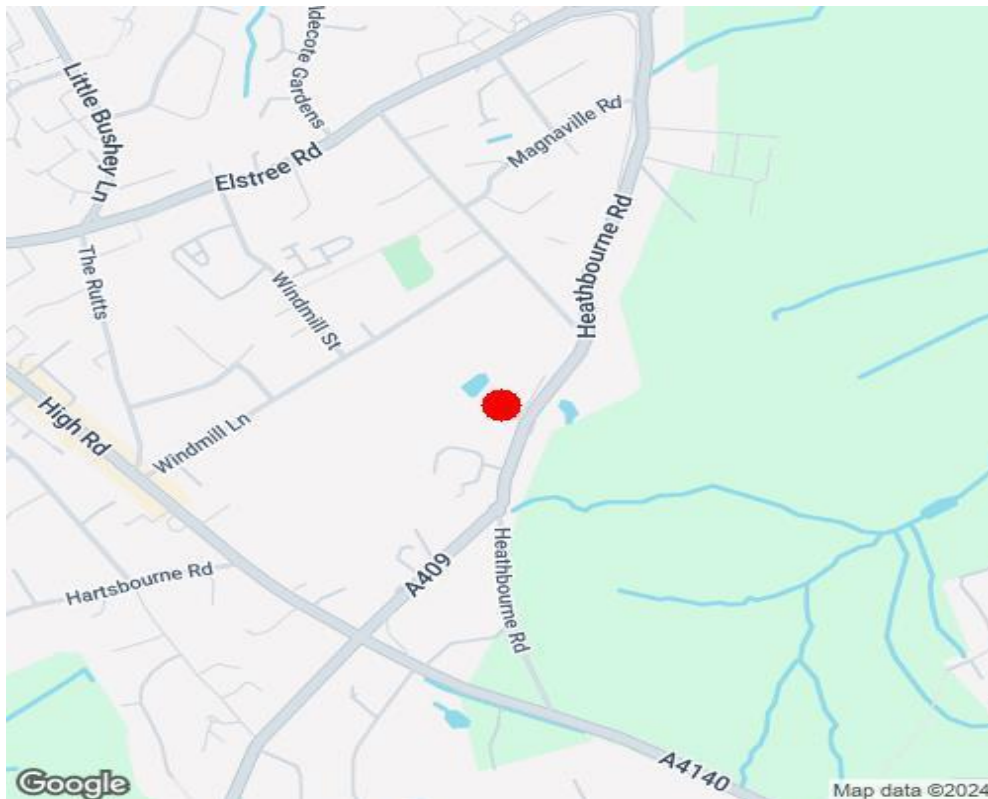
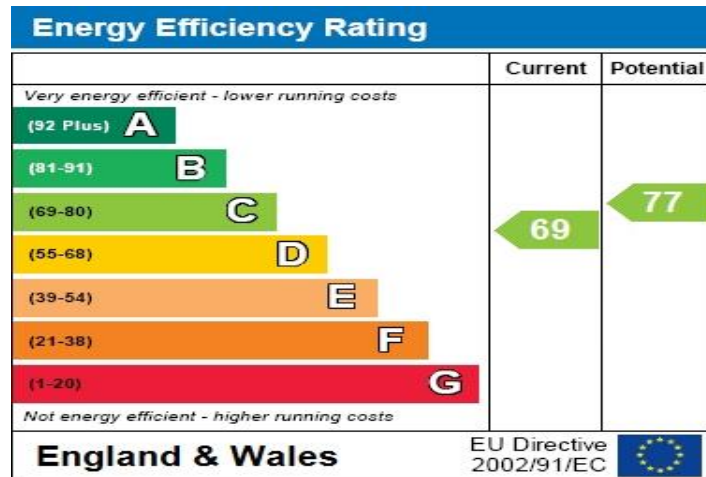
Approximate Gross Internal Area = 103.0 sq m / 1109 sq ft
Garage = 15.7 sq m / 169 sq ft
Total = 118.7 sq m / 1,278 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Important Notice:

We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only, and these should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.