

# Church Walk, Bushey

## £225,000 (Leasehold)



Nestled in the charming area of Church Walk, Bushey, this delightful ground floor maisonette presents an excellent opportunity for those seeking a retirement property. Designed specifically for individuals aged 55 and over, this maisonette offers a comfortable and secure living environment.

The property features a well-proportioned reception room, perfect for relaxation or entertaining guests. The single bedroom provides a peaceful retreat, while the bathroom is conveniently located to serve both residents and visitors alike. The apartment, built in 1996, boasts a modern layout that caters to the needs of its occupants.

One of the key advantages of this property is the allocated parking space, ensuring that you have a designated area for your vehicle. This is particularly beneficial in a retirement setting, where ease of access is paramount.

Currently, the apartment is let to a long-term tenant, making it an attractive option for investors looking to expand their portfolio. Alternatively, it could serve as a future home for those wishing to downsize or relocate to a more suitable living arrangement.

In summary, this retirement apartment in Bushey offers a blend of comfort, convenience, and potential for investment. With its prime location and thoughtful design, it is an ideal choice for those seeking a peaceful lifestyle in a welcoming community.

Short Lease

Chain Free

**020 3764 2222**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



Village Estates  
The Corner Shop High Street, Elstree  
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Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.









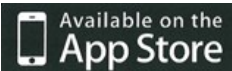


Approx Gross Internal Area  
46 sq m / 495 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	