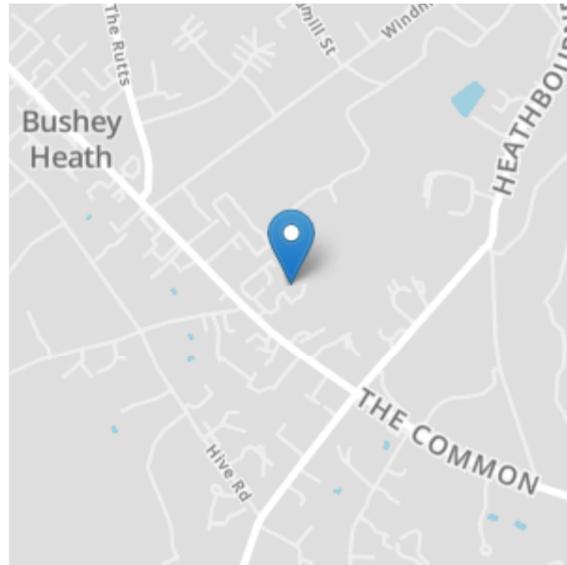


Hartsbourne Park is an exclusive development, located within beautifully manicured landscaped gardens, is set behind remote controlled electric gates and is conveniently located for the local amenities of the High Road, Bushey Heath as well as Stanmore and Watford Town Centres. Bushey Heath also offers excellent communication links to London and the North, with the M25 (junction 19) and the M1 (junctions 4 and 5) within easy access.



Hartsbourne Park, High Road, Bushey Heath. £800,000 Leasehold

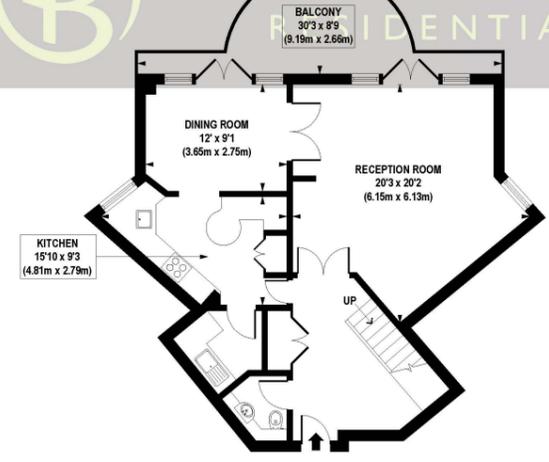
Located in this exclusive private development behind electric gates is this Duplex Apartment which is situated on the ground and first floors of this prestigious apartment block and comprises three double bedrooms and two bathrooms (one en suite), superb open plan reception, dining area and kitchen, ideally located close to Hartsbourne Country Club and situated in the centre of Bushey village, the local shopping amenities and places of worship are situated within walking distance. The property offers many exciting features such as a terrace which overlooks the manicured gardens, private underground parking and portorage. The property is accessed by a passenger lift and internally has a private staircase linking the ground and first floors.

- Three Bedrooms
- Guest Cloakroom
- Gated Entrance
- Dining Area

- Two Bathrooms - 1 En Suite
- 3 Allocated parking Spaces
- Lounge with Balcony
- Walking Distance To Bushey Heath Shops



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1009 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 748 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1757 sq. ft / 163.22 q. m

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



(Floor plans are not to scale and measurements are given for guidance only)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	