



**BENJAMIN
STEVENS.**
estate agents



Claybury, Bushey WD23 1FS

£1,450 PCM

Benjamin Stevens are pleased to offer this modern one bedroom ground floor apartment with own garden. The Property is being offered furnished or unfurnished and is available from mid-August 2025. There is a spacious open-plan kitchen/diner with French doors to a private enclosed rear garden area, a large double bedroom and a modern bathroom.

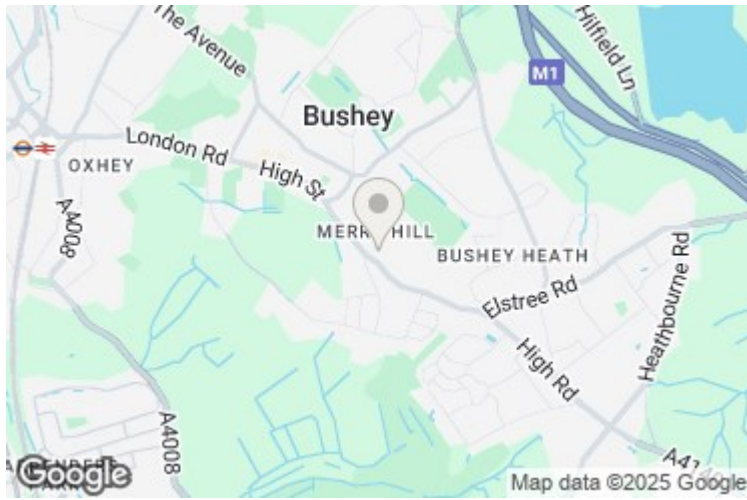
Please contact us on 0203 271 0111 to organise a viewing.

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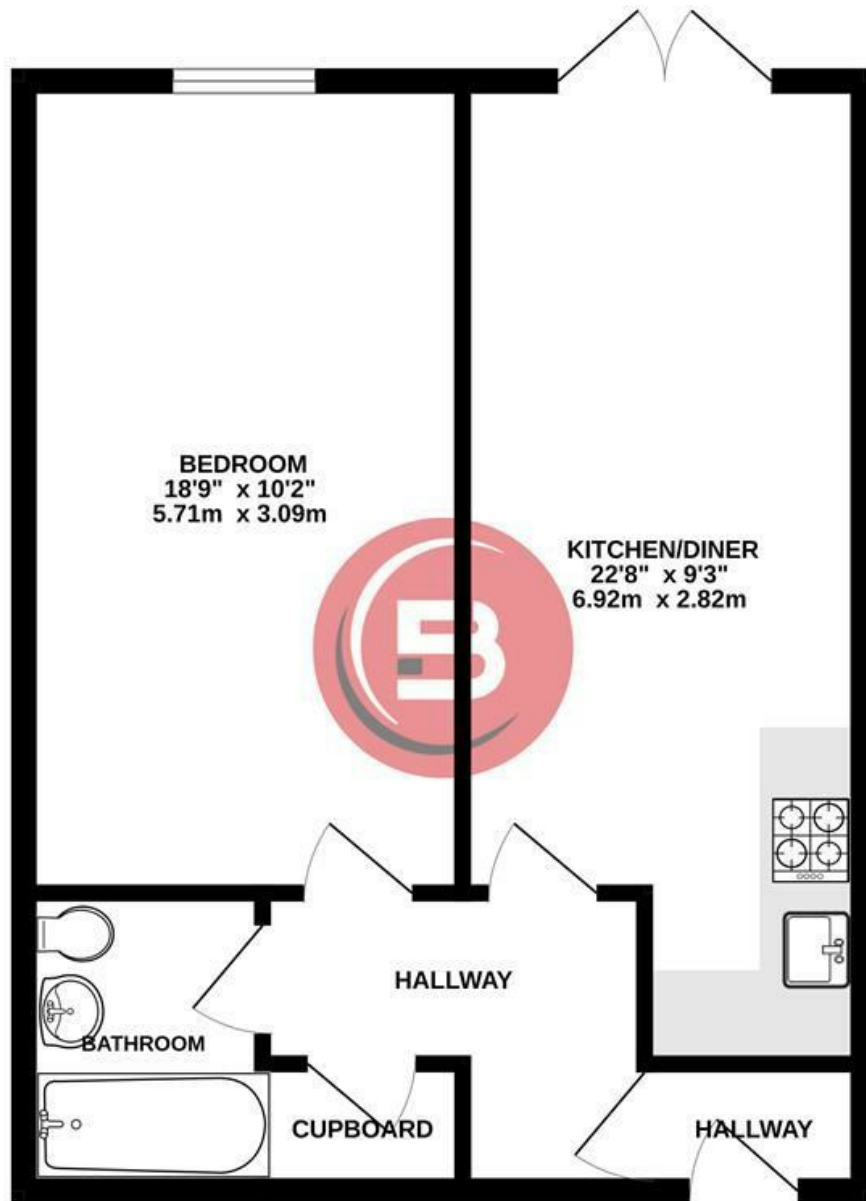
Kitchen/Diner 22'7" x 9'2" (6.9 x 2.8)

Bedroom 18'9" x 10'1" (5.72 x 3.09)

Bathroom



GROUND FLOOR
497 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 497 sq.ft. (46.1 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 ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
84	84		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	