

PRIMROSE COURT

BUSHEY



HERONSLEA
GROUP





PRIMROSE COURT

CLAYBURY | BUSHEY | HERTFORDSHIRE WD23 1FS

PRIMROSE COURT OFFERS
ONE, TWO AND THREE BEDROOM
CONTEMPORARY LIVING IN
A PICTURESQUE AREA OF
HERTFORDSHIRE, JUST A SHORT
DISTANCE FROM THE BRIGHT
LIGHTS OF LONDON.

PRIMROSE COURT SITUATED BETWEEN BUSHEY VILLAGE AND BUSHEY HEATH IS CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS.

Bushey is a highly sought-after residential area that offers a variety of local amenities for leisure and relaxation on your doorstep. Within a ten minute drive, you'll find Aldenham Country Park and Rare Breeds Farm boasting 100 acres of parkland and a 60-acre lake.

If that isn't enough to keep you active, Bushey Country Club, situated half a mile away, offers a variety of fitness facilities and exercise classes as well as a golf course and driving range. The prestigious Hartsbourne Golf and Country Club is just a mile from home and provides 27 challenging holes set within 180 acres of grounds. Keen golfers can also take advantage of the Oxhey Park Golf Club and Driving Range, which is less than 15 minutes by car.

Bushey Village and Bushey Heath are less than a mile from Primrose Court and are both home to a selection of restaurants and independent shops. Whether you are looking for fine dining or light bites you can find it here. If you are seeking serious retail therapy, take the 15 minute drive into Watford where you'll find more than 120 stores under one roof at the Intu shopping centre or jump on a train to central London.

Primrose Court is ideally placed for commuters or those paying a visit to the capital. There are bus stops close by running regularly to Watford, Brent Cross and Harrow.

Bushey Overground station is a five minute drive from the development, with regular trains to London Euston taking just 20 minutes and Stanmore Underground Station less than three miles away. By road, Bushey has easy access to the M25 and the M1.





CONNECTIONS

8

MINUTE DRIVE TO M1 MOTORWAY

Perfect for those looking to commute to work or explore the surrounding areas, Primrose Court is situated just a short drive to junction 5 of the M1 Motorway, which runs all the way from London to Leeds.

18

MILES TO LUTON AIRPORT

Whether a frequent business flyer or a keen holidaymaker, Primrose Court is positioned just a short drive from Luton Airport. Now the UK's fifth largest airport, over 1.5 million passengers arrived and departed the country from Luton last year.

8

MINUTE DRIVE TO SUPERMARKETS AND INTU SHOPPING CENTRE

Primrose Court is situated just a short distance from a number of amenities, including a variety of independent and chain supermarkets and the intu Watford shopping centre, an indoor mall with many smart high-street shops and department stores, plus eateries.

6

MINUTE DRIVE TO BUSHEY STATION

Primrose Court offers good transport links, with Bushey station offering direct routes to London Euston (20 minutes) and King's Cross is reachable from Bushey in approximately 33 minutes.

10

MINUTE DRIVE TO STANMORE STATION

London Underground Jubilee line services into the West End. Bond Street station in approximately 30 minutes.

EVERY LAST DETAIL HAS BEEN CAREFULLY CONSIDERED IN THE DESIGN OF THE APARTMENTS AT PRIMROSE COURT



The contemporary kitchens feature Caesarstone worktops and a wealth of impressive in-built appliances.

Stunningly designed bathrooms offer luxury fitted basins and baths with thermostatically controlled shower valves and electric thermostatic towel rails.

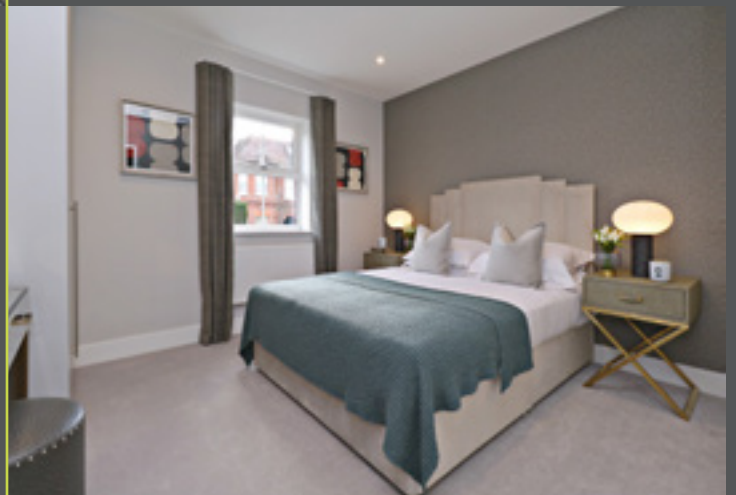




Bedrooms and living areas have been designed with sleek, modern touches for unbeatable convenience and indulgent comfort.



The clean and modern finishes transition through each room effortlessly, allowing for a bright and airy feel throughout each and every apartment



Photographs are of a similar development and are shown for style only



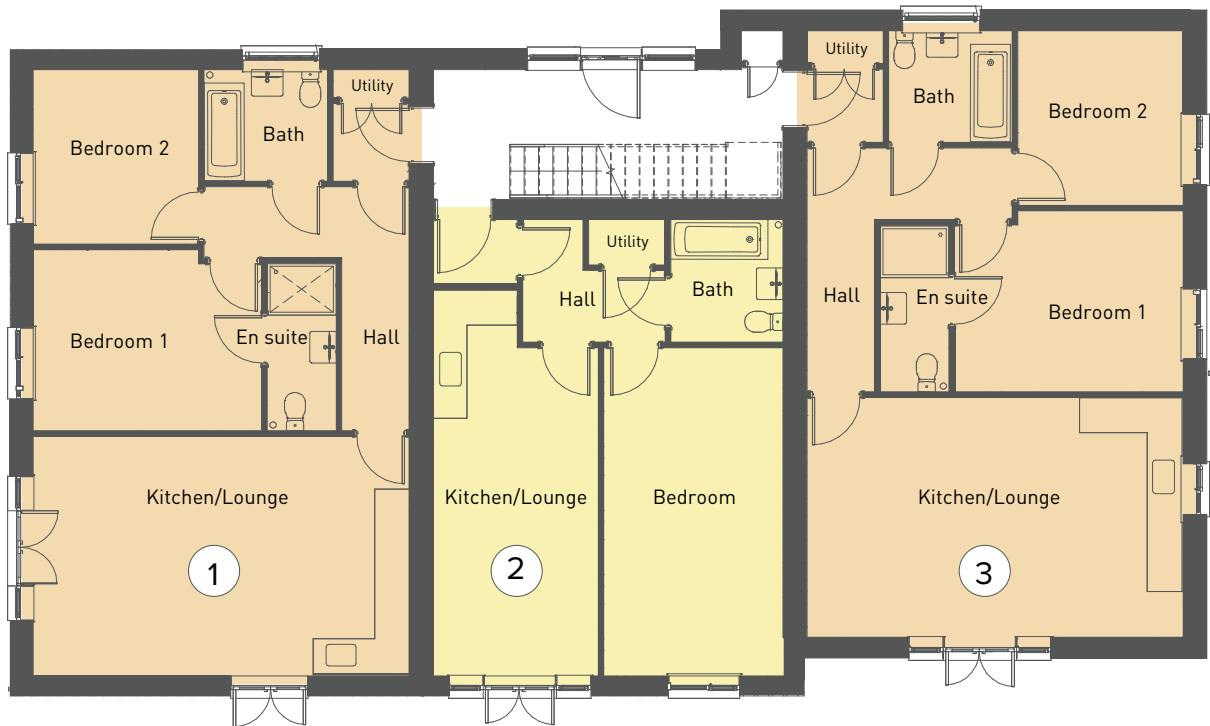
DEVELOPMENT PLAN



Plans not scale. For identification only.



GROUND FLOOR



APARTMENT ONE

Kitchen / Lounge
6.50 x 4.19m 21'4" x 13'9"

Bedroom 1
3.97 x 3.11m 13'0" x 10'3"

Bedroom 2
3.00 x 2.85m 9'10" x 9'4"

69.73 sq m / 751 sq ft

APARTMENT TWO

Kitchen / Lounge
6.72 x 2.85m 22'1" x 9'4"

Bedroom
5.72 x 3.11m 18'9" x 10'3"

48.82 sq m / 526 sq ft

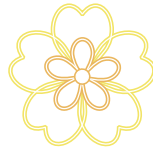
APARTMENT THREE

Kitchen / Lounge
6.50 x 4.19m 21'4" x 13'9"

Bedroom 1
3.97 x 3.11m 13'0" x 10'3"

Bedroom 2
3.00 x 2.85m 9'10" x 9'4"

69.73 sq m / 751 sq ft



FIRST FLOOR



APARTMENT FOUR

Kitchen / Lounge
6.50 x 4.19m 21'4" x 13'9"

Bedroom 1
3.97 x 3.11m 13'0" x 10'3"

Bedroom 2
3.00 x 2.85m 9'10" x 9'4"

69.73 sq m / 751 sq ft

APARTMENT FIVE

Kitchen / Lounge
6.72 x 2.85m 22'1" x 9'4"

Bedroom
5.72 x 3.11m 18'9" x 10'3"

48.82 sq m / 526 sq ft

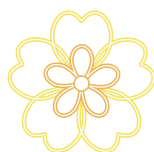
APARTMENT SIX

Kitchen / Lounge
6.50 x 4.19m 21'4" x 13'9"

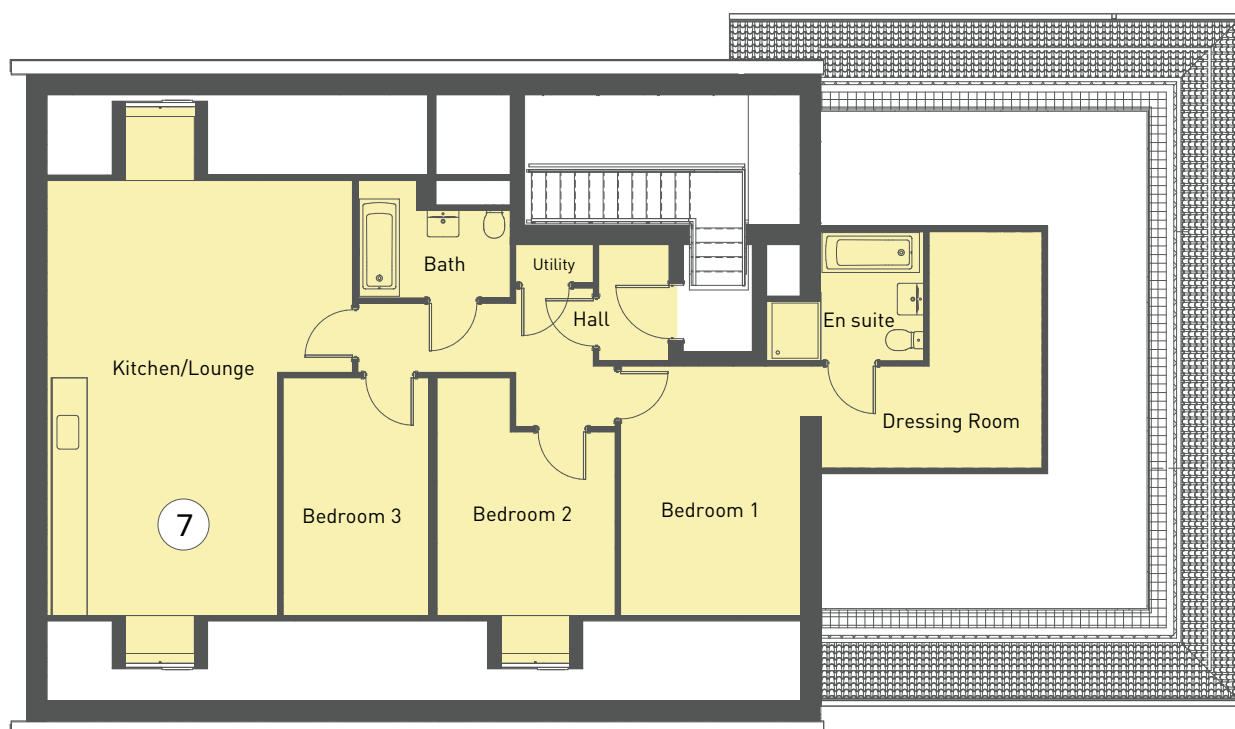
Bedroom 2
3.97 x 3.11m 13'0" x 10'3"

Bedroom 1
3.00 x 2.85m 9'10" x 9'4"

69.73 sq m / 751 sq ft



SECOND FLOOR



APARTMENT SEVEN

Kitchen / Lounge
7.55 x 5.32m 24'9" x 17'6" max

Bedroom 1
4.34 x 3.10m 14'3" x 10'2"

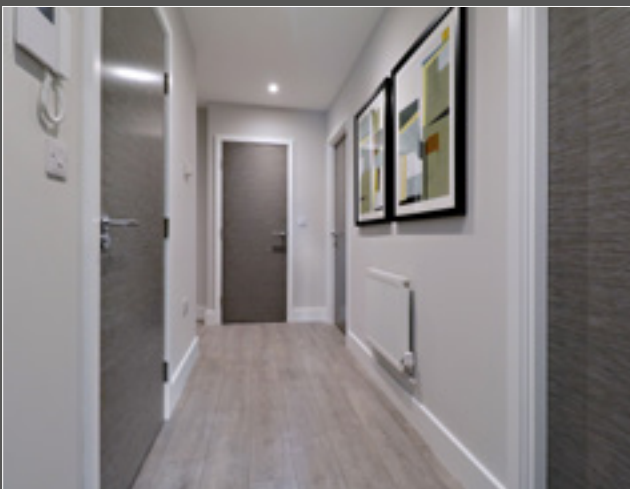
Dressing Room
4.10 x 3.85m 13'6" x 12'8"
(L-shaped)

Bedroom 2
4.12 x 3.08m 13'6" x 10'1"

Bedroom 3
4.11 x 2.50m 13'6" x 8'2"

97.64 sq m / 1,051 sq ft

The plans in this brochure are for indicative purposes and not to scale. Measurements have been taken from Architect's plans and represent maximum dimensions.



Indicative images only.



SPECIFICATION

GENERAL

- Wet underfloor heating and gas combi boiler
- Utility cupboard plumbed for a washing machine
- Allocated parking spaces
 - 1 and 2 beds: 1 space
 - 3 beds: 2 spaces
- Garage for Apartment 7
- Visitor parking bays
- Insurance backed guarantee

KITCHEN

- Caesarstone worktop, upstand and splashback 20mm
- Classic UNO grey doors
- LED spotlighting

Appliances to include:

- Bosch single oven
- Bosch integrated fridge/freezer
- Bosch induction hob
- Bosch integrated dishwasher
- Elica extractor hood
- Blanco chrome tap
- Blanco stainless steel sink

INTERNAL DOORS

- Over-sized internal doors, grey with polished chrome ironmongery

SKIRTING/ARCHITRAVES

- Modern painted MDF skirting board and architraves

DECORATION

- Walls painted light grey matt emulsion
- Ceilings painted white matt emulsion

FLOORING

- Tiled flooring in hallways, living room and kitchen
- Carpets to all bedrooms
- Tiled bathroom floor

ELECTRICAL

- Fixed fire rated round matt white LED downlights to all rooms
- Telephone connections - BT master located in hallway cupboard with points to bedrooms and lounge
- Full TV system to provide receiving and distribution capabilities for terrestrial television (digital) FM radio, digital radio, SkyQ services are available from central point in lounge. All points are linked to a central satellite dish
- Smoke, heat and carbon monoxide alarms
- Video entry (white surface mounted)

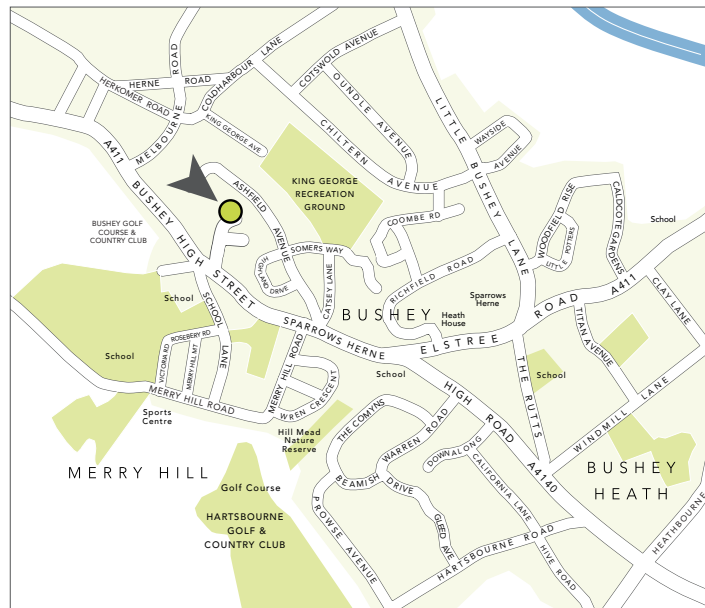
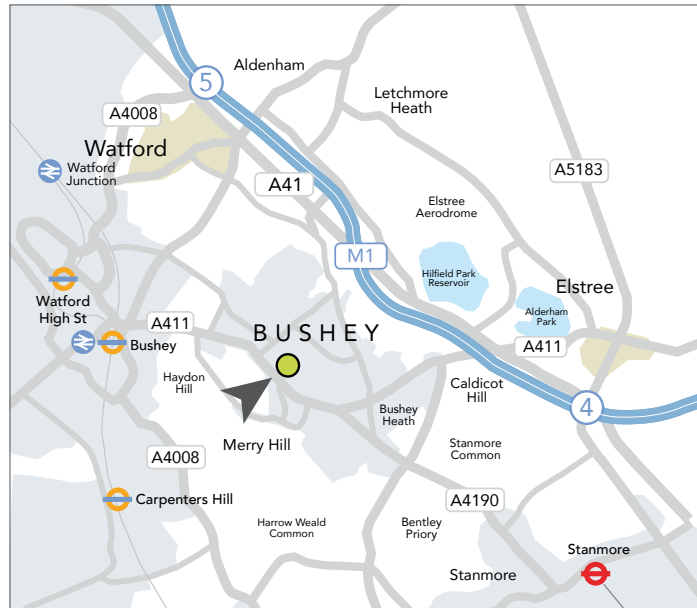
BATHROOM AND MASTER EN SUITE

- Luxury wall mounted basin with drawer unit and mixer tap, fitted bath with exofil and hand-held shower, overhead shower and bath screen
- Shower with glass screen, wall mounted shower head and hand held shower (en suites only)
- Thermostatically controlled shower valves
- Wall hung WC with soft close seat
- Thermostatically controlled (electric) towel rails
- Fully tiled walls

EXTERNAL

- Private gardens to flats 1, 2 and 3
- Juliette balconies to flats 4, 5 and 6
- External feature lighting.

LOCATION



FOR FURTHER INFORMATION



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All details are correct at time of going to press in June 2020. This brochure provides guidance and general illustration only. It is designed to present an impression of the range, quality and variety of the homes available. Floor plans, layouts, photographs and illustrations are for example only and do not represent exact final designs. Room dimensions and areas are approximate only. There may be material differences between depictions, literature and final developments as products and services are continually developed. Distances and travel times are approximate only, maps are not to scale.

HERONSLEA GUARANTEE

Founded in 2002, Heronslea Group is a family business established by Jason and Jamie Rishover operating from it's Head Office in Bushey, Hertfordshire. With over 50 years combined experience in the property sector, they specialise in building prestigious new homes of distinction in prime areas including 'super suburbs' with a current impressive development portfolio. Heronslea Group takes pride in each of its homes and developments, the hallmarks of which are quality, fine design and attention to detail.

OUR ETHOS

The Group builds in prime locations and its success and reputation have grown by being involved with the local area and community. Each scheme has been individually designed to seamlessly blend with its surroundings with its own style and design.

Our homes appeal to a wide range of buyers from families, professionals and empty-nesters, whether it's downsizing or upsizing or just wanting to move into a stunning Heronslea home.



HERONSLEA GROUP

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