

King Edward Place

Bushey, WD23 2RH



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

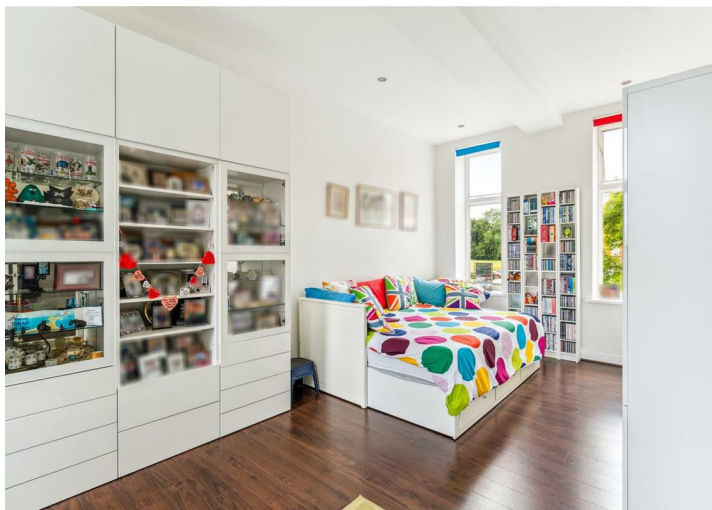
incorporating LANGLEYS

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Offers In Excess Of £670,000

- First Floor luxury Apartment with lift
 - Open plan living area/kitchen
- Principal bedroom with wardrobes
 - En suite Shower room
- Bedroom two with wardrobes
 - Bathroom
- Two allocated parking spaces
 - Over 100 year lease
- 100 acres of communal gardens
- Fitness suite with gym, pool and tennis courts





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JW & CO are pleased to offer this GRADE II LISTED, TWO BEDROOM, TWO BATHROOM APARTMENT of 1338 sq.. ft located in the exclusive and historic Royal Connaught Park Estate set within 100 acres of mature grounds within walking distance of Bushey High Street. For added convenience, a courtesy shuttle bus service offers seamless connections to Bushey station and Watford, with direct routes into London.

Upon entering the apartment, you are greeted by an inviting entrance hall featuring a convenient storage cupboard and access to the expansive open plan kitchen/living room. Bathed in natural light, the kitchen boasts integrated appliances and overlooks the picturesque central quadrant, creating a perfect space for entertaining or quiet relaxation. The delightful principal suite, enjoying a triple aspect, is a sanctuary of comfort and style, complete with fitted wardrobes and an En suite shower room for added privacy and luxury. Adjacent, Bedroom Two offers ample space and includes fitted wardrobes, complemented by a well-appointed family bathroom nearby. Enhanced by modern conveniences, the apartment benefits from a lift for effortless access and includes two allocated parking spaces for added convenience.

Residents of Royal Connaught Park enjoy exclusive access to a private health and fitness centre featuring an indoor swimming pool, two gymnasiums, steam room, sauna, and jacuzzi, ensuring wellness and relaxation are always within reach. Outdoor enthusiasts will appreciate the tennis courts nestled amidst the estate's verdant surroundings.

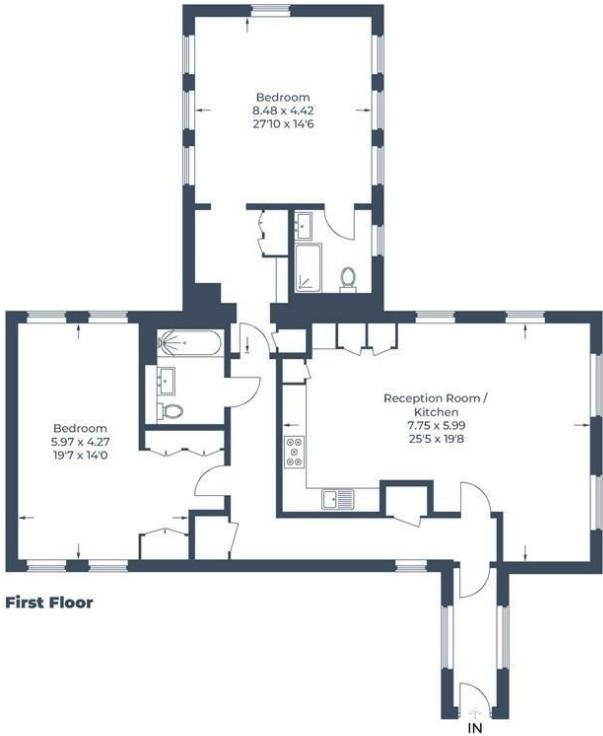
In line with UK Anti Money Laundering (AML) regulations, we are obligated to verify the identity of all prospective purchasers once an offer has been accepted. To carry out this process, we use a trusted third-party identity verification system. A nominal fee of £30 per person (inclusive of VAT) applies



Approximate Gross Internal Area = 124.3 sq m / 1,338 sq ft



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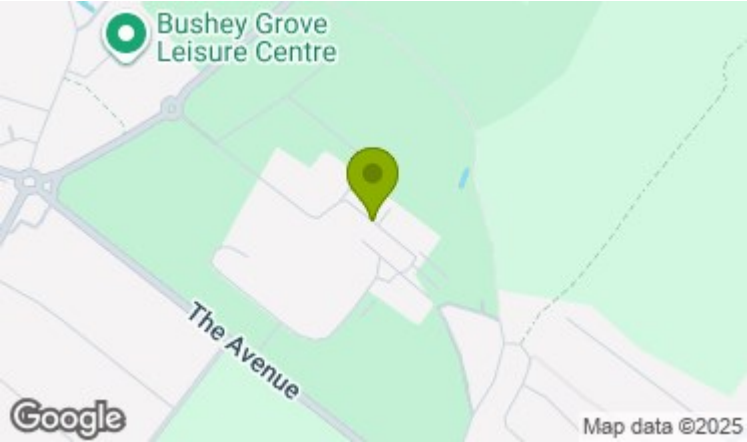
First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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Open plan living/kitchen
25'5 x 19'8 (7.75m x 5.99m)

Bedroom One
27'10 x 14'5 (8.48m x 4.39m)

Bedroom Two
19'7 x 14' (5.97m x 4.27m)



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

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