

Marlborough Drive

Bushey, WD23 2GW



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY



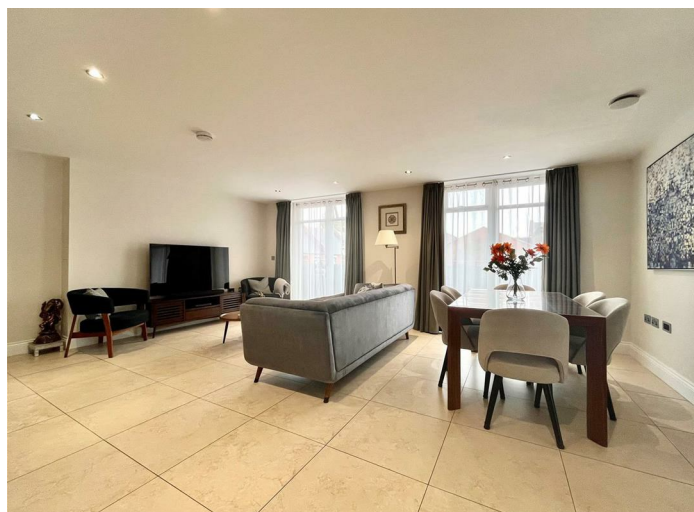
incorporating LANGLEYS

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£925,000

- Spacious first floor apartment
- Open plan Kitchen/living/dining
 - Four balconies
 - Utility room
- Principal Bedroom with fitted wardrobes
 - En suite shower room
 - Two further bedrooms
 - Bathroom
- Two underground parking spaces with direct lift access
 - Balance of NHBC warranty





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JW & Co proudly presents this exceptional triple aspect THREE BEDROOM TWO BATHROOM FIRST FLOOR APARTMENT nestled within the prestigious Royal Connaught Park development. Showcasing an abundance of bright and inviting spaces ideal for relaxation and entertaining.

Upon entry, a spacious hallway guides you effortlessly to a magnificent open-plan living, dining, and kitchen breakfast room. This stunning area features patio doors opening onto three private balconies, flooding the space with natural light and enhancing its versatility as a lounge, dining space, and impeccably designed kitchen. Highlights include quartz work surfaces, integrated Miele appliances, and an island unit providing ample seating for informal dining. A separate utility room offers space for additional appliances and storage.

Continuing down the hallway, generously proportioned sleeping quarters await. The principal bedroom boasts fitted wardrobes, a balcony, and an En-suite bathroom. A second double bedroom includes fitted wardrobes and is served by a nearby family bathroom, while a spacious third double bedroom offers additional sleeping space or an ideal study area.

Presented in impeccable condition throughout, this home not only offers luxurious living spaces but also provides access to extensive communal gardens and the convenience of two underground parking spaces accessed directly from a lift. Residents can enjoy exclusive amenities such as a fully equipped gym, inviting swimming pool, tennis courts, and meticulously landscaped grounds. A resident's shuttle bus ensures seamless connectivity to nearby amenities.

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 £45 per person (inclusive of VAT) applies for this service.



JW&Co Bushey Village
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Kitchen/living/dining
28'10 x 28'8 max (8.79m x 8.74m max)

Principal Bedroom
14'10 x 14'8 (4.52m x 4.47m)

Bedroom Two
13'5 x 10'11 (4.09m x 3.33m)

Bedroom Three
17'5 x 9'5 (5.31m x 2.87m)

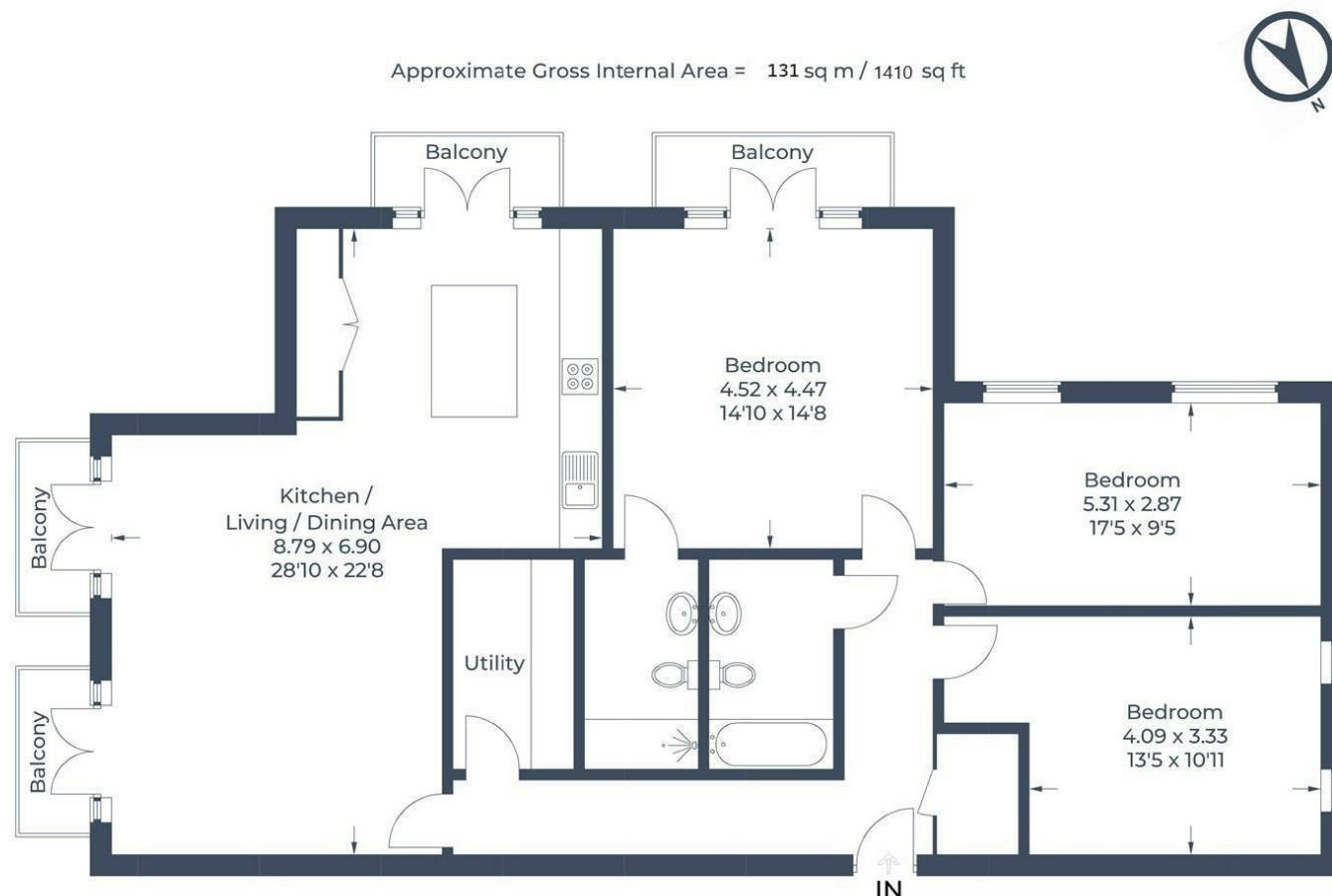
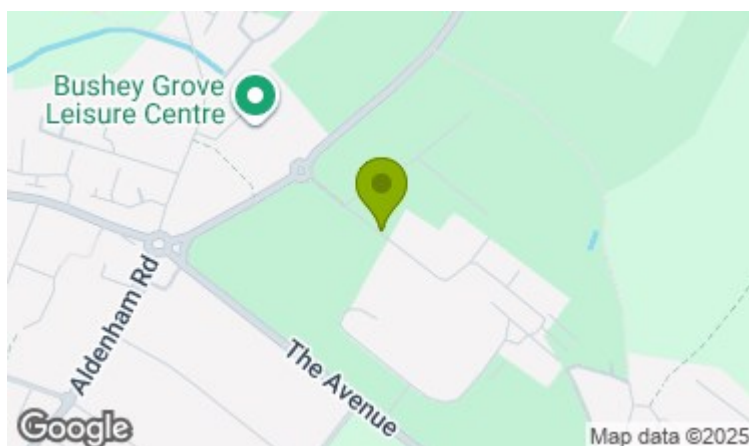


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measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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