



**Connells**

JFK House Royal Connaught Drive  
Bushey



# JFK House Royal Connaught Drive Bushey WD23 2RA

for sale offers in excess of  
**£775,000**



## Property Description

Connells are pleased to present a luxury two bedroom apartment for sale that is situated in the highly sought after Royal Connaught Park Development in Bushey. This property is set in a Grade II Listed building that is surrounded by 100 Acres of landscaped communal gardens and comprises of two double bedrooms with built in wardrobes, a spacious open plan lounge, diner and modern fitted kitchen with integrated appliances as well as an en-suite shower room and family bathroom.

Benefits include under floor heating and spot lights throughout the property, access to gym, spa, tennis courts and swimming pool facilities as well as two allocated parking spaces. This property further benefits from a long leasehold of over 100 years and also includes a shutter bus to Bushey and Watford train station making this property ideal family home.

For more information, or to book a viewing please contact Connells today.

## Entrance Hall

Window to side aspect, door to front aspect, two storage cupboards.

## Open Plan Living

26' 6" MAX x 19' 9" MAX ( 8.08m MAX x 6.02m MAX )

Window to rear and side aspect, television point.

## Kitchen

Wall and base units, work surfaces, integrated coffee machine, microwave, fridge/freezer, dishwasher, washing machine, double oven and gas hob, cooker-hood.

## Bedroom 1

15' 7" x 14' 5" ( 4.75m x 4.39m )

Dual aspect window to side, window to rear aspect, built in wardrobes and additional storage cupboard.

## Ensuite

Window to side aspect, tiled throughout, water closet, walk in shower, vanity unit and extractor fan.

## Bedroom 2

19' 7" MAX x 16' 1" MAX ( 5.97m MAX x 4.90m MAX )

Dual aspect windows to side and built in wardrobes.

## Bathroom

Bath with mixer taps and overhead shower, water closet, vanity unit and extraction fan.

## Outside

## Parking

Two allocated parking spaces and visitor bays.

## Communal Gardens

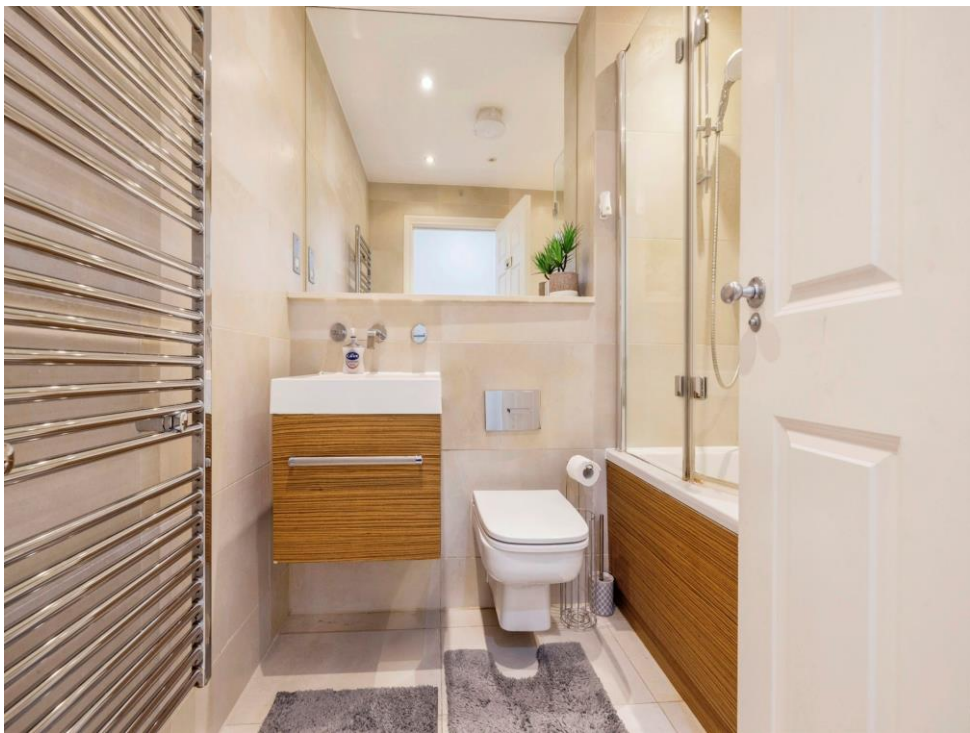
100 Acres of well maintained, landscaped communal gardens.

## Facilities

Gym, spa, tennis courts and swimming pool for residence to use.



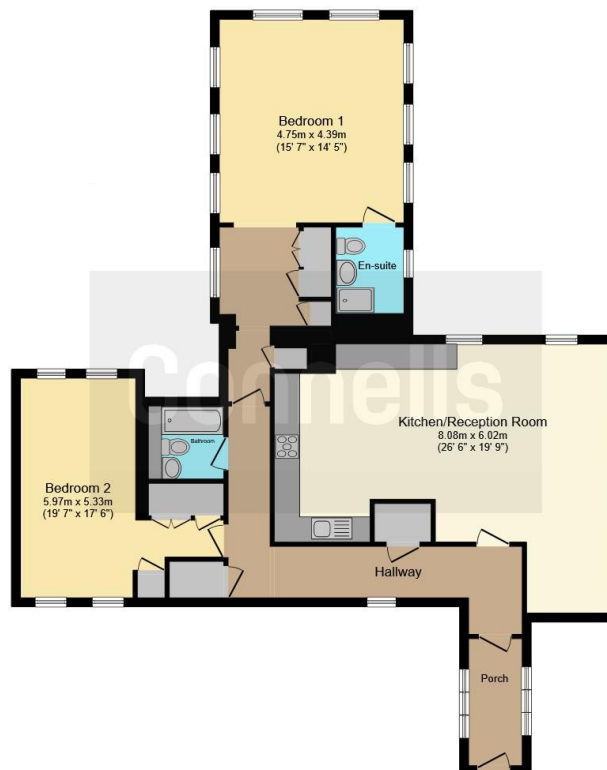












**TOTAL: 118.7 m<sup>2</sup> (1,278 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 020 8950 4404**  
**E [bushey@connells.co.uk](mailto:bushey@connells.co.uk)**

86 High Street  
 BUSHEY WD23 3HD

**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS307001](http://connells.co.uk/Property/BUS307001)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Property Ref: BUS307001 - 0004