



Admiral House, Marlborough Drive, Bushey
£860,000

proffitt
& holt





Admiral House, Marlborough Drive

Bushey

A rare opportunity to acquire an elegant two-bedroom duplex apartment located on the first floor in the prestigious Royal Connaught Park – one of Hertfordshire's most desirable residential developments. This impressive home combines period character with high-end contemporary finishes, offering a sophisticated living environment across two floors.

Beautifully presented throughout, the property features a spacious entrance hall with ample large storage cupboards plus a guest WC and leads to an expansive living area which is filled with natural light and has doors opening onto a private balcony enjoying tranquil views across the surrounding landscaped grounds – an ideal setting for relaxation at any time of day.

The modern kitchen and bathrooms are finished to a very high specification, complementing the home's overall quality and style. The kitchen is fully fitted with ample wall and base units, complete with built-in appliances plus there is a utility cupboard housing the washing machine and dryer. The property also benefits from under-floor heating. Both bedrooms are generously sized and have the benefit of built-in wardrobes. In addition, the master bedrooms boasts a luxurious en-suite shower room plus has built-in furniture.

Residents of Royal Connaught Park enjoy exclusive access to a range of premium on-site facilities, including 24-hour security, a concierge service, private indoor swimming pool, fully equipped gym, and tennis courts. In addition, a residents' bus service provides convenient links to Watford Junction station and the Harlequin Shopping Centre. Set within approximately 75 acres of beautifully maintained parkland, the development offers a peaceful setting with excellent connectivity – ideal for those commuting to London or nearby towns.

Complete with two allocated underground parking spaces plus a large underground storage unit, this property represents an exceptional blend of heritage, comfort, and convenience in an iconic Grade II listed setting.



Admiral House

Marlborough Drive, Bushey



Bushey is a much sought-after location and is conveniently located for numerous highly regarded outstanding primary and secondary schools, local shops and amenities including Aldenham Golf & Country Club, Aldenham Park, Oxhey Park, and Bushey mainline train station which is serviced by London Overground and London Northwestern trains into London. Nearby Watford Town Centre boast the Harlequin Shopping & Leisure Centre. The A41 is within a few miles, the M1 is accessible at Junctions 4 and 5 plus the M25 at Watford-Junction 19 or 20

Council Tax Band: G – Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



- Luxury Duplex Apartment
- Two Double Bedrooms with Built-in Furniture
- Large Open-Plan Living Room with Balcony
- Luxurious and Modern Kitchen/Diner
- Two Bathrooms
- Residents Pool and Gym
- A Beautiful Building Set in approx. 75 Acres of Grounds
- Two Underground Secure Parking Spaces
- Underground Large Storage Unit
- Chain Free



For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



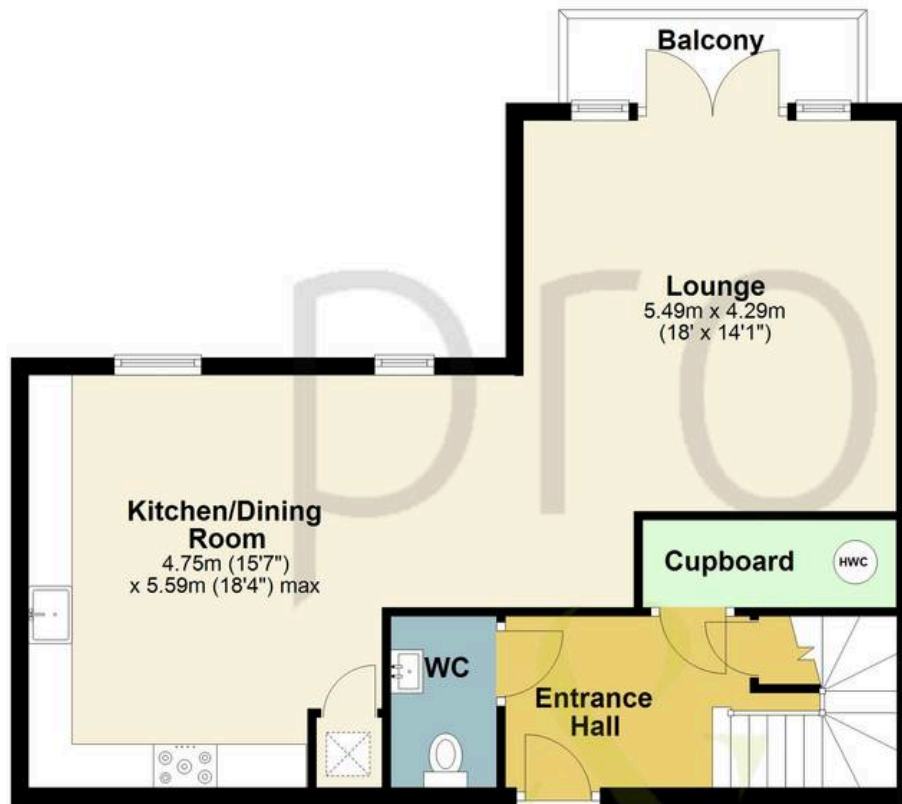






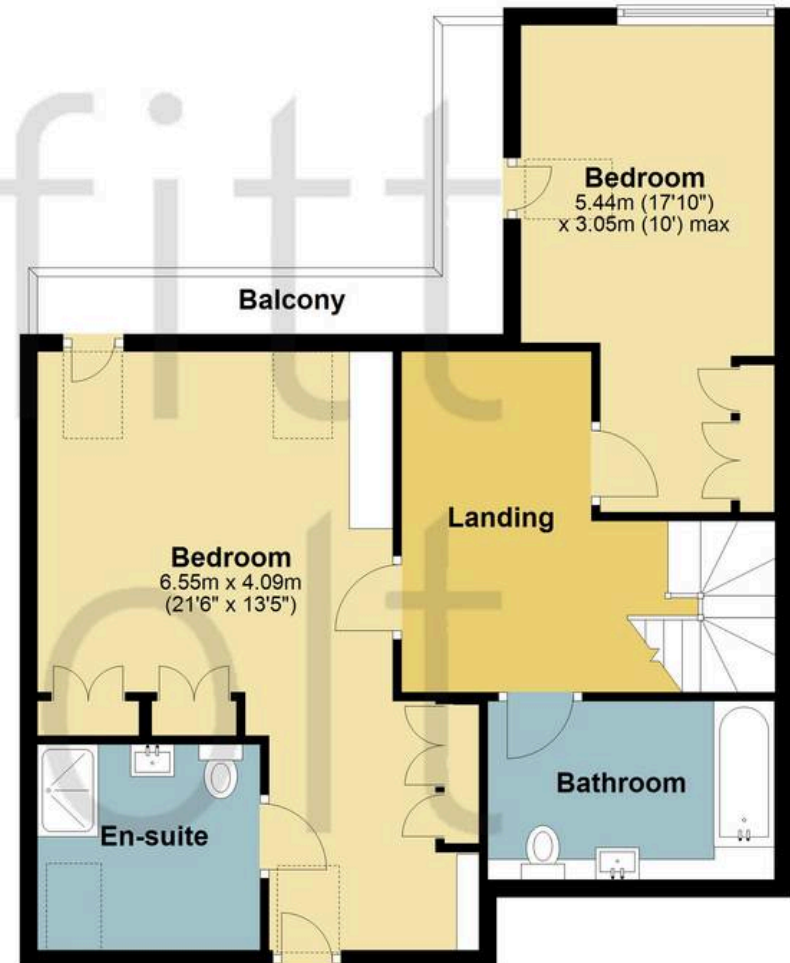
Ground Floor

Approx. 60.0 sq. metres (645.8 sq. feet)



First Floor

Approx. 73.3 sq. metres (788.8 sq. feet)

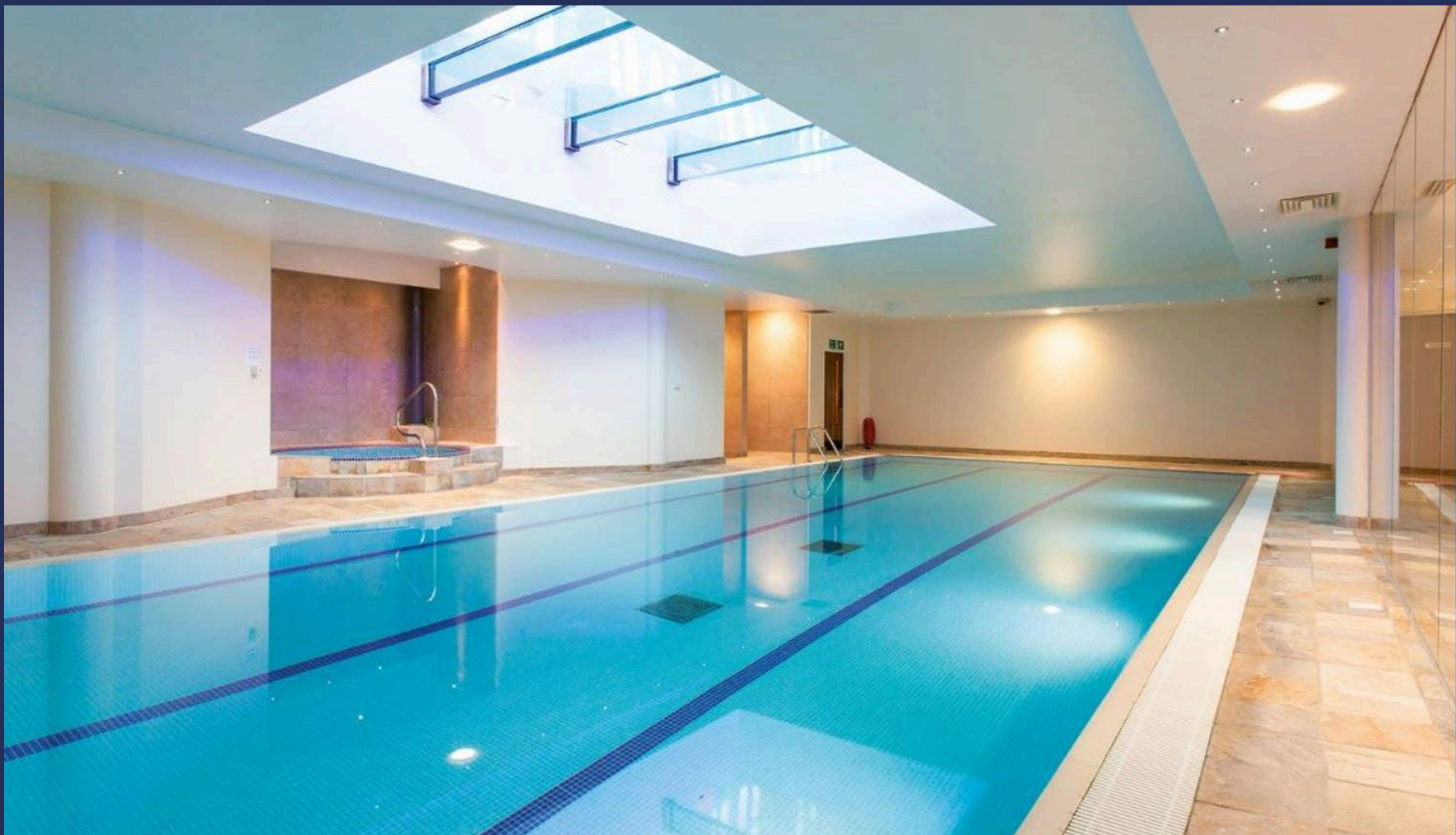


Total area: approx. 133.3 sq. metres (1434.6 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

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