



## Royal Connaught Drive, Bushey WD23 2RA

**Offers In Excess Of £499,950**

A beautifully presented bright and spacious TWO BEDROOM, TWO BATHROOM GROUND FLOOR APARTMENT set within the prestigious Royal Connaught Park development in the heart of Bushey. Set within stunning grounds inside this apartment you will find a stunning open plan lounge/dining room leading into a modern fully fitted kitchen. In addition to the two bedrooms are two bathrooms (one en-suite) and plenty of storage. In addition, this property benefits from underfloor heating throughout and has access to the onsite facilities including modern gym, swimming pool, tennis courts, 24 hour security and shuttle bus.

**NO UPPER CHAIN**



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## Exterior:



## Kitchen:



## Entrance Hall:

Solid wood door to front, door to cloak cupboard, tiled flooring, underfloor heating.

## Open Plan Kitchen/Lounge/Dining Room:



## Dining Area:



Twin aspect double glazed bay window to front and a double glazed window to side, a range of fitted wall and base units, sunken sink, granite worktops, integrated appliances including built in double electric oven, built in microwave, built in coffee machine, integrated induction hob with extractor fan, separate under counter fridge and freezer, integrated washer dryer and dishwasher, tiled flooring, underfloor heating throughout.

## Bedroom One:



Twin aspect double glazed windows to rear and side, built in wardrobe storage, built in dressing area, fitted carpet, underfloor heating, door to en-suite.



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## Bedroom One:



## Family Bathroom:



## En-suite:



Double glazed window to rear, tiled walls and flooring, vanity hand wash basin with storage underneath, low flush WC with concealed cistern, panel enclosed bath with hand shower over, heated towel radiator, underfloor heating.

## Grounds:



Double glazed window to rear, tiled walls and flooring, walk in shower with monsoon shower head and hand shower attachment, vanity hand wash basin with storage under, low flush WC with concealed cistern, heated towel radiator.

## Bedroom Two:



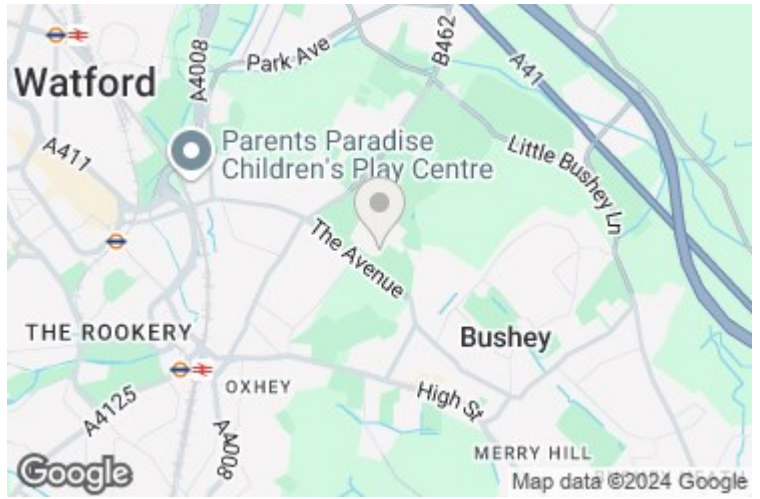
## Gym:



Double glazed window to front, built in wardrobe storage, fitted carpet, underfloor heating.

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## Swimming Pool:



## Development:



## Tenure:

This is a leasehold property and the seller advises us that, to the best of their knowledge, here are approximately 110 year remaining on the lease and there is a service charge of approximately £5,700 plus £625 ground rent per annum. Council Tax Band F £2,853 per annum.

As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

## Disclaimer:

While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.



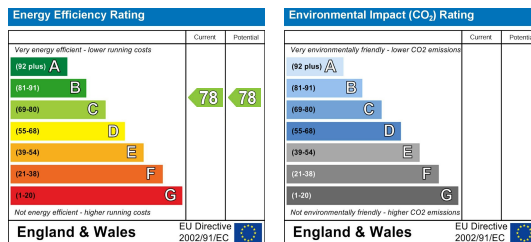
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Approximate Area = 814 sq ft / 75.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Benjamin Stevens. REF: 872143



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