



**BENJAMIN
STEVENS.**
estate agents



Marlborough Drive, Bushey WD23 2PS

Offers In Excess Of £799,950

A beautifully presented bright and spacious TWO DOUBLE BEDROOM, TWO BATHROOM DUPLEX APARTMENT forming part of the exclusive Royal Connaught development, conveniently located for all local shopping and transport facilities. The property is being offered in excellent decorative order and benefits from: Security Entryphone System, Double Glazed Windows, Underfloor Heating, Guest Cloakroom, Reception Room With Fully Fitted Open Plan Kitchen & Access To Two Balconies With Panoramic Views, Utility Room, Bedroom One With En Suite Shower Room and Walk In Wardrobe, Bedroom Two, Family Bathroom, Communal Grounds, Allocated Parking, Swimming Pool & Gymnasium, 24 Hour Security.
NO UPPER CHAIN

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Exterior:



Guest Cloakroom:



Entrance Hall:



Reception Room:



Entrance Hall:



Reception Room:



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Open Plan Kitchen:



Bedroom One:



Open Plan Kitchen:



En Suite Shower Room:



Bedroom One:



Bedroom Two:



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Family Bathroom:



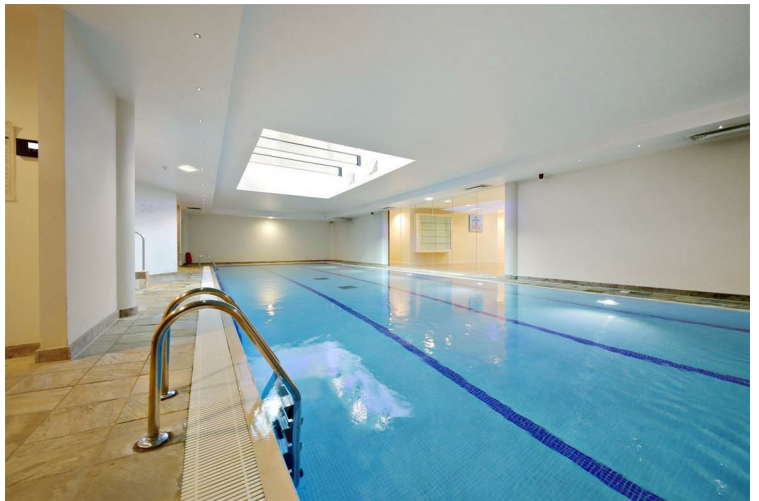
Balcony View:



Communal Grounds:



Swimming Pool:



Balcony View:



Gymnasium:



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Allocated Parking:



Tenure:

To the best of their knowledge the seller advises us there are approximately 117 years remaining on the lease with an annual service charge of approximately £5,600 PA & a ground rent of £625 PA

Council Tax Band G £3632

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

Disclaimer:

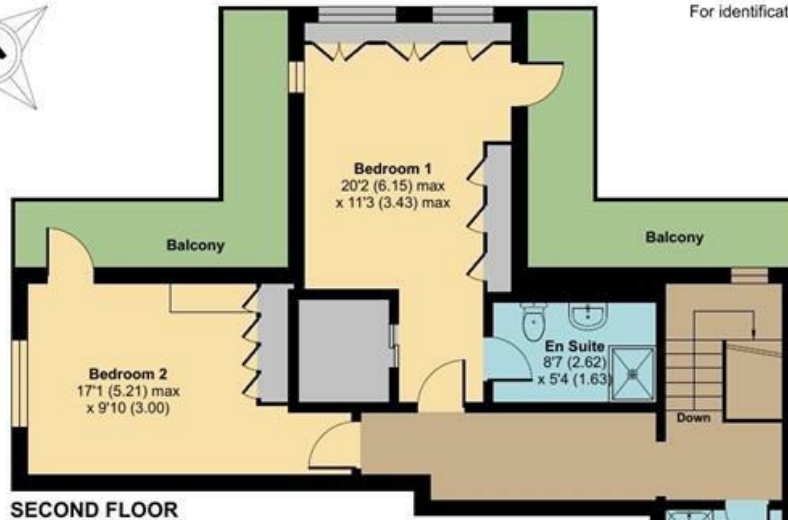
While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.



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Approximate Area = 1500 sq ft / 139.3 sq m (excludes balconies)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Benjamin Stevens. REF: 1220086

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	