



## Marlborough Drive

Bushey

£840,000

A two bedroom, two bathroom flat available chain free with Davidson Frost-Wellings.

The flat is available split over two floors of a modern block in Royal Connaught Park. The flat has a large, L-shaped, open-plan kitchen, dining and reception space with large patio doors leading to a private balcony with stunning views over the grounds. On the top floor are two large double bedrooms with fitted wardrobes, with an ensuite to the master bedroom and modern family bathroom. Both bedrooms have access to a roof terrace.

The flat is available with large windows ensuring the property is filled with natural light. The property further benefits from two allocated parking spaces in the underground car park accessed via a lift.

Admiral House is one of the newer buildings in this private gated development, formerly The Royal Masonic School converted for residential living. The flat comes with and two allocated parking spaces as well as access to the on-site leisure centre with gym and swimming pool, tennis courts, events space, 100 acres of grounds and 24 hour security.

Leasehold with 123 years remaining.  
Service charges of approximately £2945 p/a.  
Ground rent nil.  
Hertsmere Council Tax Band G.

- Two bedrooms
- Two bathrooms
- Two balconies
- Two allocated spaces
- Chain free
- Gym and 24 hr security

### Viewing

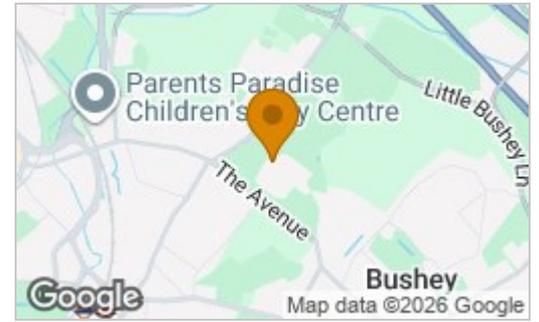
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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