



Connells

Lancaster House Marlborough Drive
Bushey

Lancaster House Marlborough Drive Bushey WD23 2GU

for sale offers over
£1,100,000



Property Description

Connells are pleased to present this exceptional three double bedroom, two bathroom penthouse apartment that is offered for sale with no onward chain and is set within the prestigious Royal Connaught Park development. Residents benefit from a luxury lifestyle offering, including acres of greenery, tennis courts, a gym and swimming pool, alongside a convenient shuttle service to and from Bushey mainline station.

Spanning over 2,200 sq. ft across two floors, the property boasts an abundance of natural light throughout, with spacious and versatile accommodation finished to an elegant, high-quality standard. The spacious open-plan living/dining area provides an ideal space for both relaxing and entertaining. Lancaster House offers direct access to 2 balconies, perfect for outdoor dining or unwinding. The home has an additional storage room located in the underground car park.

Ideally positioned for convenience, the A41, M1 and M25 are easily accessible. A range of local amenities, along with the extensive shopping and leisure facilities of Watford, are also within close reach.

Further benefits include two allocated underground parking spaces - one with EV charging, additional residents' visitor parking and the advantage of no onward chain, making this an ideal purchase for both owner-occupiers and investors alike.

Entrance Hall

Door to front aspect, storage cupboard, laundry cupboard, stairs to first floor.

Open Plan Living /Dining Room

Windows to front and side aspects, tiled floor, open plan to kitchen.

Kitchen

Window to rear aspect, fitted kitchen with wall and base units, electric double oven, electric hob, inset sink, tiled floor,

Utility Room

Tiled floor, plumbing for washing machine.

Cloakroom

Wash hand basin, WC.

First Floor

Bedroom 1

Windows to front and side aspects, built in wardrobes.

Dressing Room

Fitted wardrobes.

Ensuite

Window to rear aspect, skylight window, fully tiled, shower cubicle, vanity unit with wash hand basin, WC.

Bedroom 2

Window to front aspect, skylight window, fitted wardrobes.

Bedroom 3

Window to rear aspect, skylight windows, access to balcony.

Bathroom

Window to rear aspect, skylight window, access to balcony, bath, vanity unit with wash hand basin, WC, fully tiled.

Balcony

Balconies with views to front and rear aspects.

Outside

Communal Gardens

Well maintained communal gardens.

Parking

Two allocated parking spaces. One space offering EV charging.

Additional Storage Room

Door to front aspect and power. Located in underground car park.

Tenure Information

Leasehold Information:

Approx Lease Length: 121 years remaining.

Approx Service Charge: £5772 per annum.

Approx Ground Rent: £750 per annum.

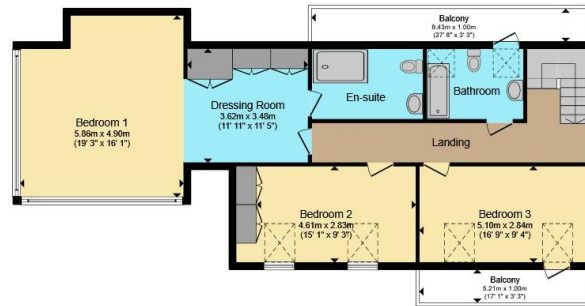








Ground Floor



First Floor

Total floor area 208.6 m² (2,246 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

T 020 8950 4404
E bushey@connells.co.uk

86 High Street
 BUSHEY WD23 3HD

EPC Rating: B Council Tax Band: H

Service Charge: 5772.00

Ground Rent: 750.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS308565

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 May 2022. 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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BUS308565 - 0004