

Lancaster House, Marlborough Drive, Bushey
Offers Over £1,100,000



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Exceptional three-bedroom duplex penthouse set within the prestigious Royal Connaught Park development, offering luxurious accommodation, outstanding resident facilities and two allocated parking spaces, all within easy reach of Bushey's amenities and transport links.

Occupying a prime position within the prestigious Royal Connaught Park development, this exceptional three-bedroom, two-bathroom duplex penthouse offers an enviable blend of luxury, space and lifestyle. Beautifully presented throughout, the property enjoys bright, well-proportioned accommodation together with attractive views across the impeccably maintained communal grounds and is offered to the market chain free.

The accommodation comprises a welcoming entrance hall with video entry system and a useful walk-in storage cupboard extending beneath the staircase, providing excellent additional storage. Underfloor heating runs throughout the apartment, while the impressive open-plan living and dining room is complemented by a contemporary fully fitted kitchen with a separate utility room and a guest cloakroom, creating an ideal space for both everyday living and entertaining.

The spacious principal bedroom benefits from a stylish en-suite shower room, whilst two further generous

double bedrooms are served by a modern family bathroom. Bedrooms Two and Three both enjoy direct access to a private balcony overlooking the beautifully maintained communal grounds, while the family bathroom benefits from access to a separate second balcony, providing additional outdoor space.

Residents of Royal Connaught Park enjoy access to an exceptional range of private facilities, including a luxurious leisure complex with a swimming pool, Jacuzzi, sauna, steam room and fully equipped gymnasium. The development also boasts landscaped communal gardens, a tennis court and 24-hour security, offering an outstanding lifestyle in a secure environment.

Further benefits include two allocated parking spaces, an electric vehicle charging point and a private storage unit.

Ideally located in the heart of Bushey, the property is within easy walking distance of local shops, cafés, restaurants and excellent transport links, making it a

superb opportunity to acquire a truly outstanding home within one of Hertfordshire's most desirable developments.

****Lease Information:**** 125-year lease granted in 2022 (approximately 121 years remaining). ****Ground Rent:**** £750 per annum. ****Service Charge:**** Approximately £6,000 per annum.



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LANCASTER HOUSE, BUSHEY

APPROXIMATE GROSS INTERNAL AREA = 2203 SQ FT / 204.7 SQ M

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	
(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	