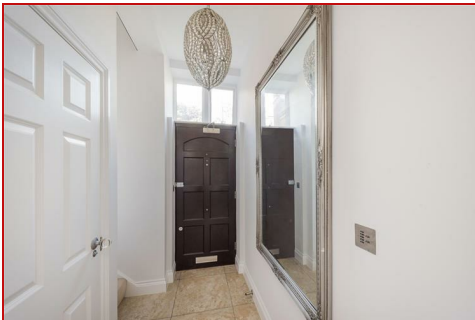




**BENJAMIN
STEVENS.**
estate agents



King Edward Place, Bushey WD23 2RH

Asking Price £449,950

A beautifully presented bright and spacious TWO BEDROOM GROUND FLOOR APARTMENT WITH PRIVATE TERRACE forming part of the Award Winning Royal Connaught Development in the heart of Bushey, conveniently located for all local shopping and transport facilities. The property is being offered in good decorative order and benefits from: 24 Hour Security/Gated Development, Gas Fired Heating To Under Floor Heating, Reception Room With Fully Fitted Open Plan Kitchen, Two Bedrooms, Bathroom, Private Terrace, Communal Grounds, Swimming Pool & Gymnasium, Two Allocated Parking Spaces
NO UPPER CHAIN

King Edward Place, Bushey WD23 2RH

Exterior:



Reception Room:



Entrance Hall:



Reception Room:



Kitchen/Diner:



Reception Room:



King Edward Place, Bushey WD23 2RH

Bedroom One:



Bedroom Two:



Bedroom One:



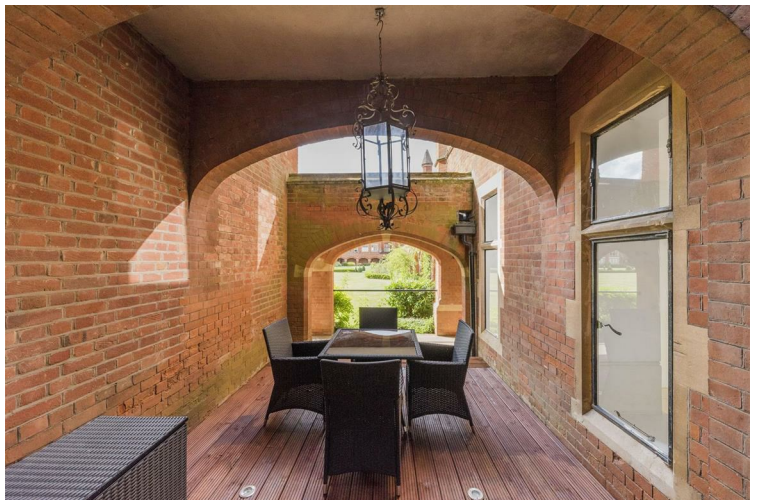
Bathroom:



Bedroom Two:



Terrace:



King Edward Place, Bushey WD23 2RH

Swimming Pool/Gymnasium:



Communal Gardens:



Swimming Pool/Gymnasium:



Communal Gardens:



Swimming Pool:



Tenure:

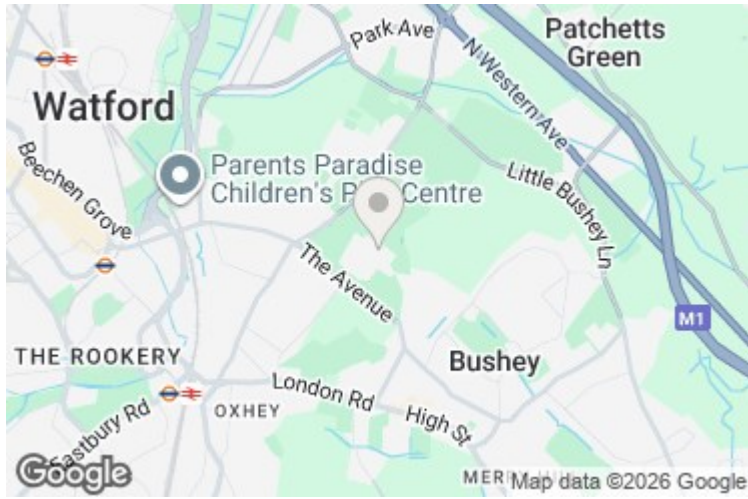
To the best of their knowledge the vendor advises us that there are approximately 108 years remaining with a service charge of £4,200 per annum and ground rent of £625. As always, buyers are recommended to gain verification from their solicitor during the conveyancing process.

Council Tax Band F £3,307 PA

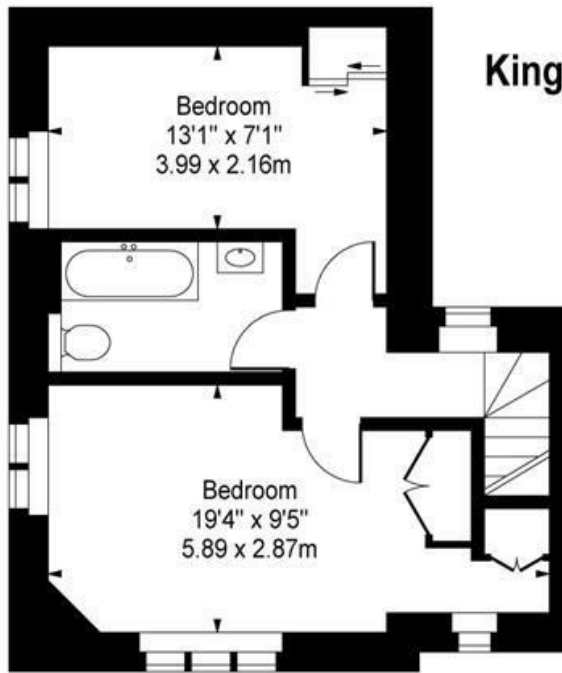
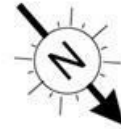
Disclaimer:

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.

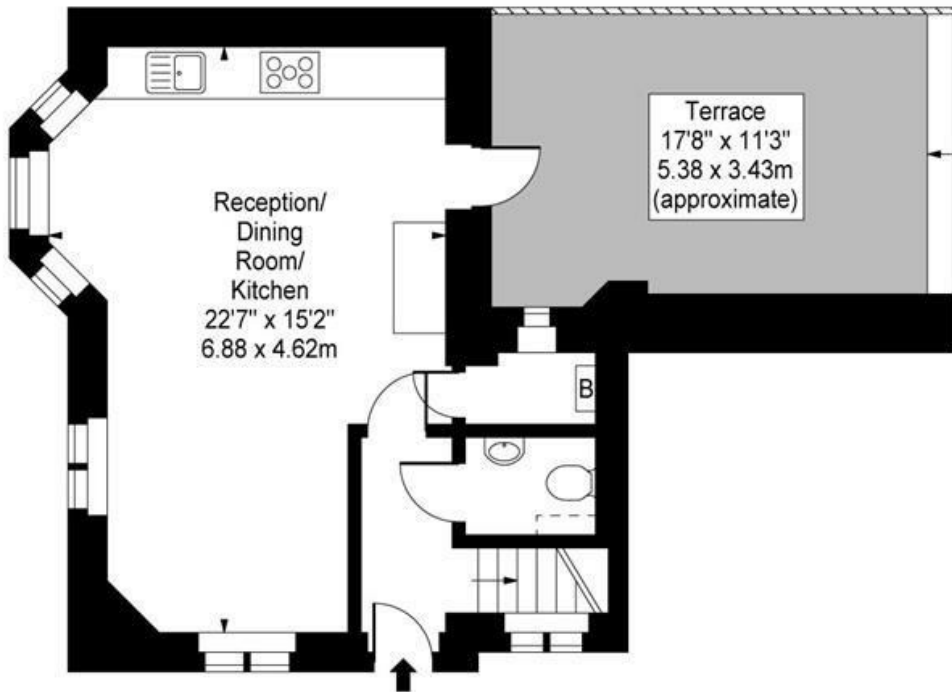
King Edward Place, Bushey WD23 2RH



**Windsor House,
King Edward Place, WD23 2RH**



First Floor



Ground Floor

Approx Gross Internal Area 722 Sq Ft - 67.07 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 010430J

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