





Experience an exceptional lifestyle in this beautifully presented 3 bedroom, 2 bathroom first-floor apartment, set within the prestigious Royal Connaught Park development. Located in a magnificent Grade II listed building surrounded by over 100 acres of stunning parkland, the apartment combines timeless character with contemporary luxury. The bright 19ft living room and stylish modern kitchen/dining room provide the perfect spaces for both relaxing and entertaining, while all three bedrooms feature fitted wardrobes, including a superb principal suite with a contemporary en-suite shower room. Residents enjoy beautifully landscaped communal grounds, two allocated parking spaces, one within a secure underground parking area and the peace of mind of a secure gated community with 24-hour security, concierge service, and a weekday courtesy shuttle to Bushey Station. Completing this exceptional lifestyle is exclusive access to a state-of-the-art health and fitness club with a swimming pool, sauna, steam room, jacuzzi, and outdoor tennis courts, offering luxurious modern living in a tranquil and picturesque setting. The property is offered for sale with no upper chain.





- 3 Bedroom 2 Bathroom First Floor Luxury Apartment
- Situated In Sought After Royal Connaught Park Development
- Tastefully Decorated Throughout
- Contemporary Kitchen & Bathrooms
- Use of Health & Fitness Centre & Tennis Courts
- 2 Allocated Parking Spaces
- Bus Service To Bushey Station
- No Upper Chain
- Electric Charging Points Available Within The Development
- Small Steel Shed In Underground Parking Space – Approved By Landlord
- Ground Rent Review after 25 years – 01/01/2038

Council Tax band: G

Tenure: Leasehold

There is a 125 year lease dated from 1st Jan 2013 with 112 years remaining.

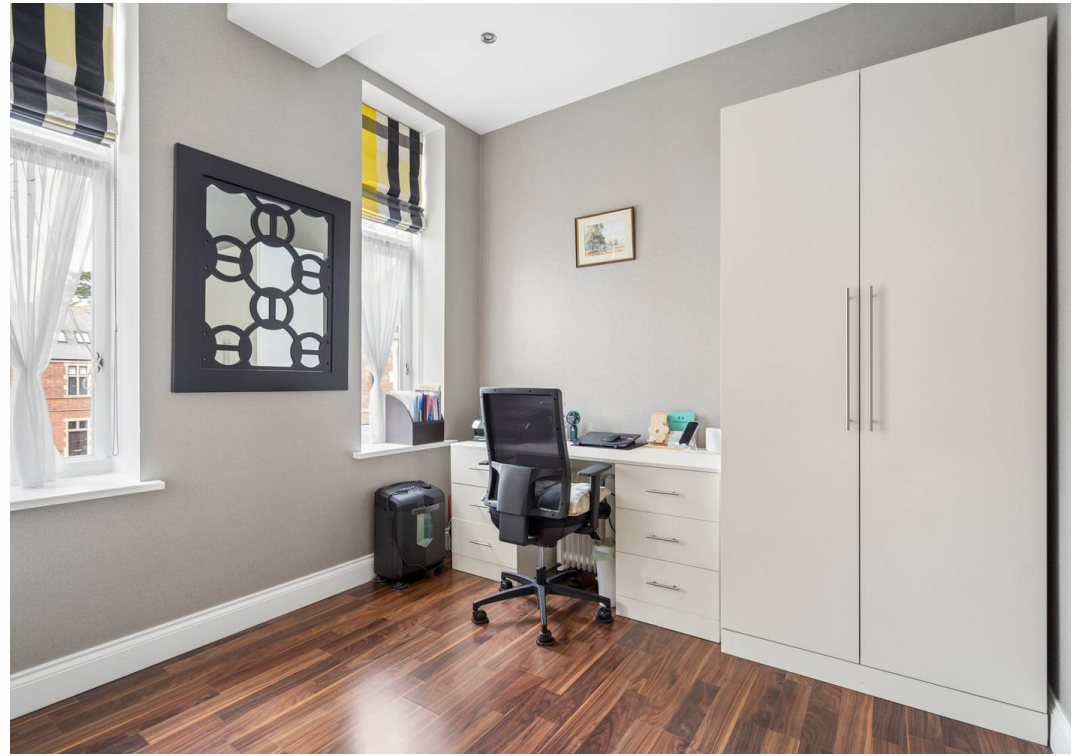
Service Charge: £6108.86 pa

Ground Rent: £750.00 pa (reviewed after 25 Years – renewal date 1st Jan 2038)

EPC Energy Efficiency Rating: C











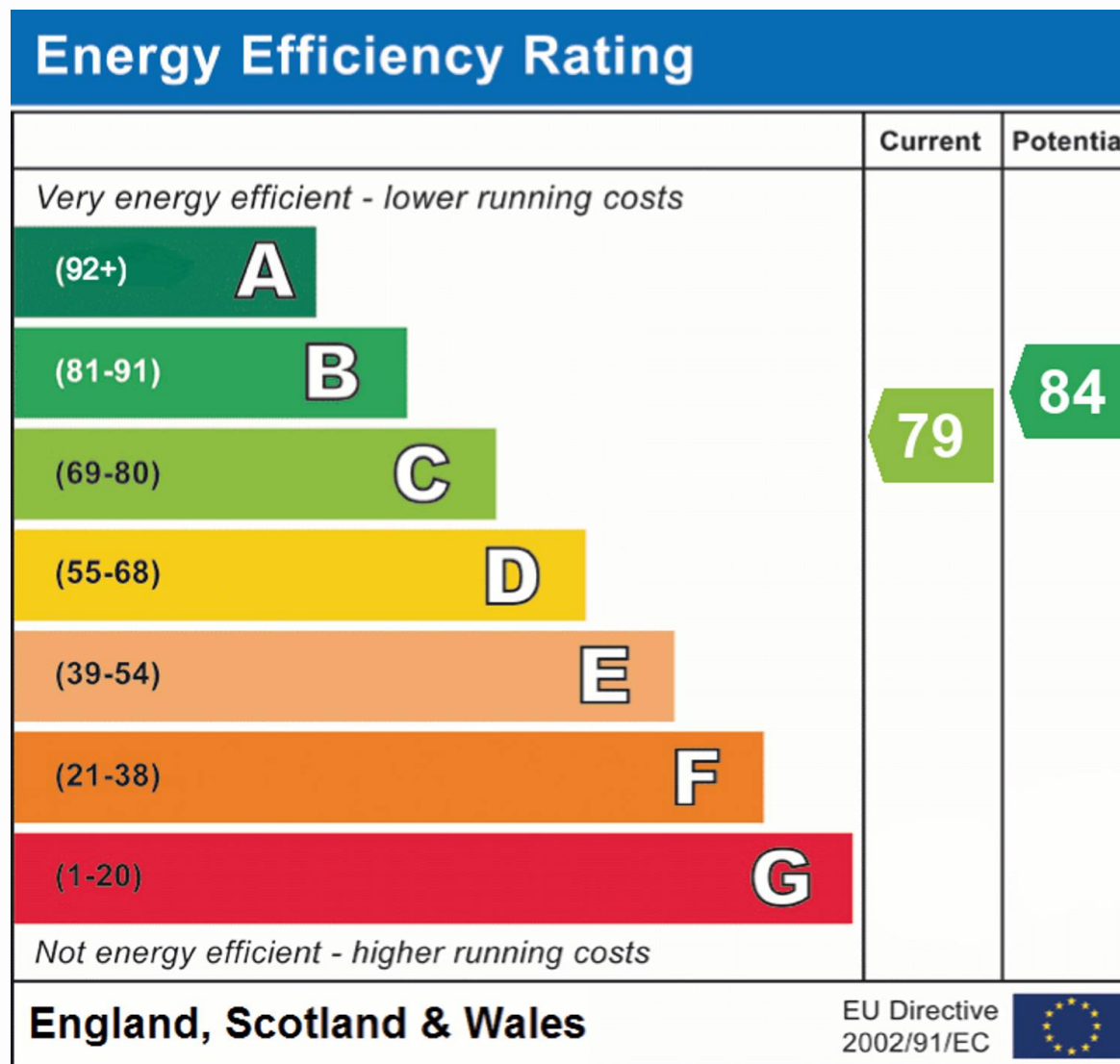
Connaught House

Approximate Gross Internal Area = 105.7 sq m / 1,138 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Churchills – Bushey

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We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only. These should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.