







## Property Description

Situated within the sought-after Royal Court contemporary development, this well-presented two double bedroom apartment offers spacious and well-balanced accommodation extending to approximately 765 sq ft internally. Maintained in excellent decorative order throughout, the property provides an ideal opportunity for first-time buyers, downsizers, or investors seeking a convenient and comfortable home.

The accommodation comprises a generous reception room with ample space for both living and dining, a separate fitted kitchen, two well-proportioned double bedrooms, and two bathrooms, including an en-suite to the principal bedroom. The layout is practical and thoughtfully arranged, offering excellent natural light and a sense of space throughout.

Further benefits include a garage and an enviable location within walking distance of Bushey Station, providing excellent transport links into London. A variety of local shops, amenities, and leisure facilities are also close by, making this an ideal location for both commuters and those seeking day-to-day convenience.

## Entrance Hall

Door to front aspect, radiator and generous storage cupboards.

## Lounge

Window to front aspect, television point and radiator.

## Kitchen

Window to front aspect overlooking Aldenham Road, wall and base units, work surfaces, wine storage shelving, one and a half bowl sink and drainer, food waste disposal unit, boiler house, boiling water tap, integrated dishwasher, fridge/freezer, plumbing for washing machine, electric oven, gas hob, and cooker-hood.

## Bedroom 1

Window to rear aspect, built in wardrobes, and radiator.

## Ensuite Shower Room

Partially tiled, shower cubicle, wash hand basin, water closet, and radiator.

## Bedroom 2

Window to front aspect, built in wardrobe and radiator.

## Bathroom

Window to rear aspect, partially tiled, bath with overhead shower, wash hand basin, water closet, and radiator.

## Outside

## Garage & Parking

This property includes a well maintained garage, including an allocated driveway in front with parking.

## Tenure

Approx. 113 years remaining on lease.

Approx. £500 annual ground rent.

Approx. £2400 per annum service charge.



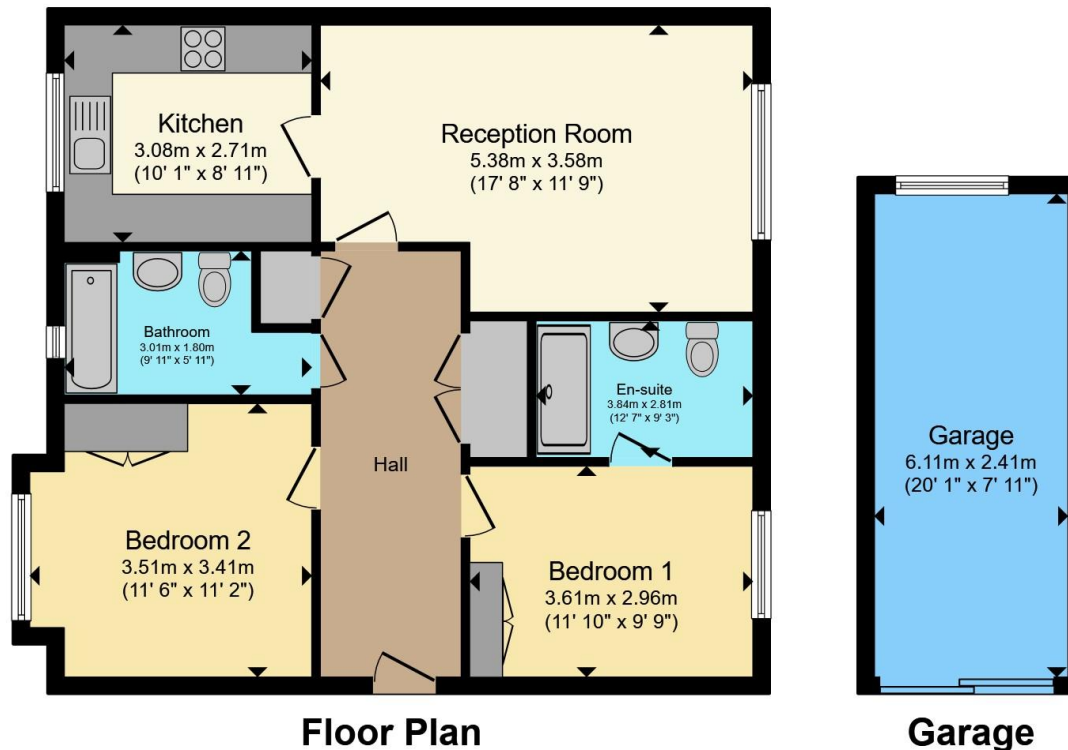












Total floor area 84.8 m<sup>2</sup> (913 sq.ft.) approx

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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 020 8950 4404**  
**E [bushey@connells.co.uk](mailto:bushey@connells.co.uk)**

86 High Street  
 BUSHEY WD23 3HD

EPC Rating: B

Council Tax  
 Band: D

Service Charge:  
 2400.00

Ground Rent:  
 500.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS308340](http://connells.co.uk/Property/BUS308340)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013. 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.

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