



Connells

Windsor House King Edward Place
Bushey



Property Description

A beautifully presented three-bedroom first-floor apartment set within one of Bushey's most sought-after gated residential developments, offering an exceptional blend of luxury living, security and convenience.

Beyond the gated entrance, residents enjoy 24-hour security, a concierge service, extensive visitor parking and access to outstanding on-site amenities.

The development features a state-of-the-art health and fitness centre housed within the original signature building, complete with an impressive indoor heated swimming pool, jacuzzi and sauna. Additional leisure facilities include two tennis courts, while a courtesy bus service provides easy transport to Bushey and Watford Junction railway station—offering fast connections to London in approximately 20 minutes.

Inside, the apartment welcomes you with a well-proportioned entrance hallway leading into a bright and spacious sitting room. The modern kitchen is fitted with integrated appliances, combining style with everyday practicality. The layout includes a versatile third bedroom, ideal as a study or guest room. The principal bedroom enjoys its own sleek en-suite bathroom, while the second double bedroom is served by a beautifully finished family bathroom. The accommodation flows effortlessly throughout, creating a comfortable and well-balanced home.

Further benefits include two allocated parking spaces, adding to the convenience and appeal of this superb property.

Entrance Hall

Door to front

Lounge

Window to rear and side

Tiled flooring

Kitchen

Window to rear

Wall and base units

Gas hob and electric oven

Coffee machine

Sink/bowl

Dishwasher

Bedroom One

Window to front

Underfloor heating

Wardrobe

Ensuite To Master

Shower cubicle

Vanity

WC

Bedroom Two

Window to rear

Underfloor heating

Wardrobe

Bedroom Three

Window to side

Wardrobe

Bathroom

WC

Window to rear

Vanity

Bath with mixer taps

Communal Gardens

Well maintained communal gardens.

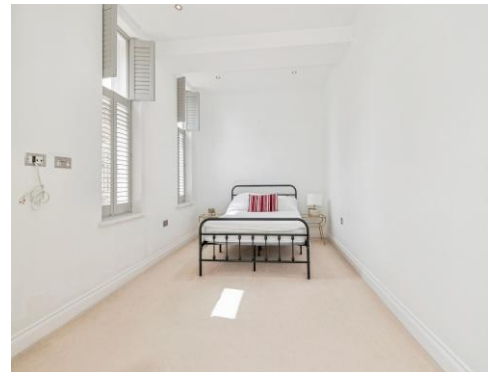
Tenure Information

Leasehold Information:

Approx Lease Length: 106 years remaining.

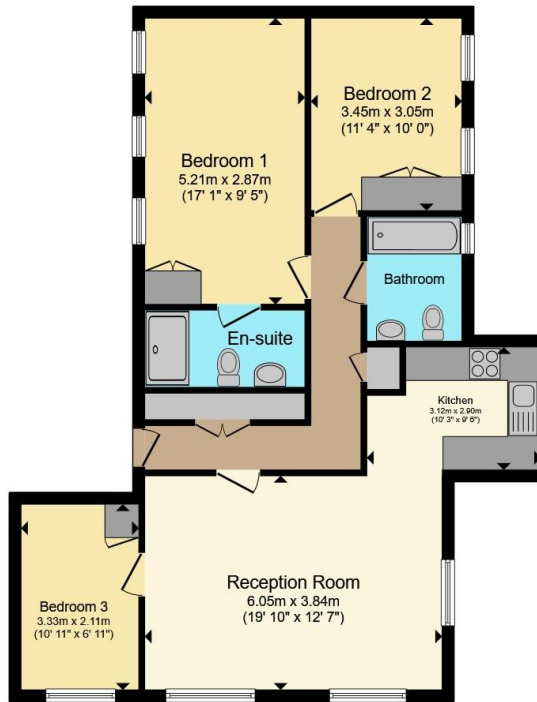
Approx Service Charge: £5,000 per annum.

Approx Ground Rent: £625 per annum.









Ground Floor

Total floor area 77.4 m² (833 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

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86 High Street
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EPC Rating: D Council Tax Band: F

Service Charge: 5000.00

Ground Rent: 625.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS308622

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2007. 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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