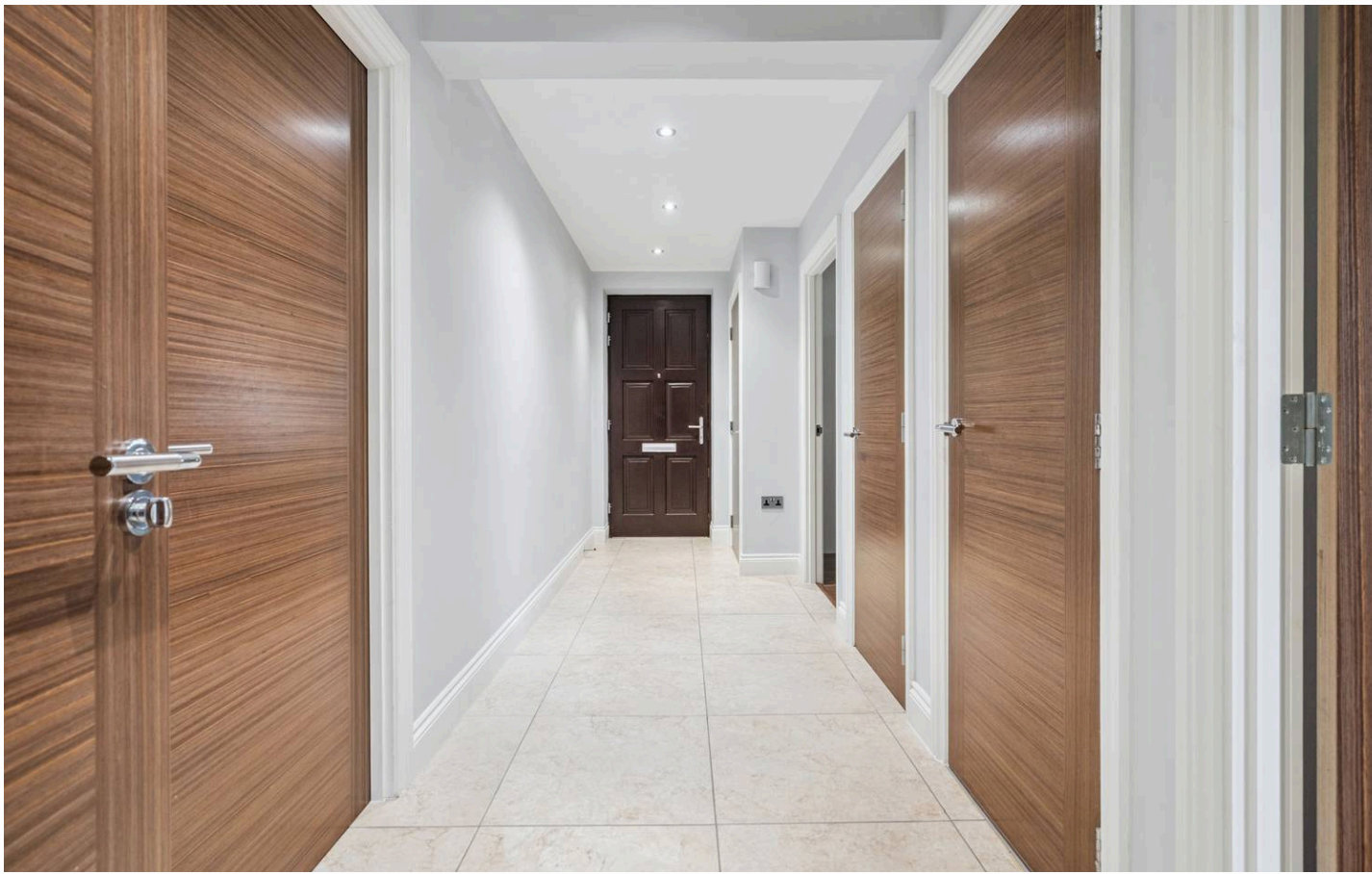




1 Oxford House Marlborough Drive, Bushey – WD23 2NW
£450,000





This exceptional modern 2 bedroom ground floor apartment offers luxurious living within the prestigious Royal Connaught Park development in Bushey, set amid over 100 acres of stunning parkland. Benefiting from its own private entrance, the property features a spacious open-plan living and dining area that flows seamlessly into a high-specification, fully fitted kitchen.

The generous main bedroom includes fitted wardrobes and a contemporary en-suite shower room, while the second well-proportioned double bedroom also benefits from fitted wardrobes. A sleek modern family bathroom, double glazing, ample storage, and underfloor heating further enhance the home's comfort and practicality. The living area opens directly onto a large private terrace, ideal for outdoor relaxation.

Additional benefits include two allocated parking spaces, one conveniently located directly outside and the other within a secure underground car park. Residents enjoy access to beautifully maintained communal grounds, a gated entrance with 24-hour security, and a range of outstanding on-site amenities. These include a health and fitness centre with a swimming pool, steam room, sauna, and jacuzzi, as well as tennis courts. A dedicated shuttle service provides convenient transport to Bushey mainline station and the nearby town.

Offered for sale with no upper chain, this elegant apartment presents a rare opportunity to enjoy modern, tranquil living in an exclusive and picturesque setting.





- Luxury Ground Floor 2 Bedroom Apartment
- Situated In Sought After Royal Connaught Park Development
- Ample Storage
- Own Private Terrace
- Under Floor Heating Throughout
- Two Allocated Parking Spaces. Electric Charging Vehicle Points Available.
- Shuttle Bus Service To Bushey Mainline Station
- Use Of Leisure Facilities
- No Upper Chain

Lease Details:

125 year lease from Jan 2021 with 120 years remaining.

Service Charge: £4311.17 pa

Ground Rent: £475 pa (Doubles every 25 years)

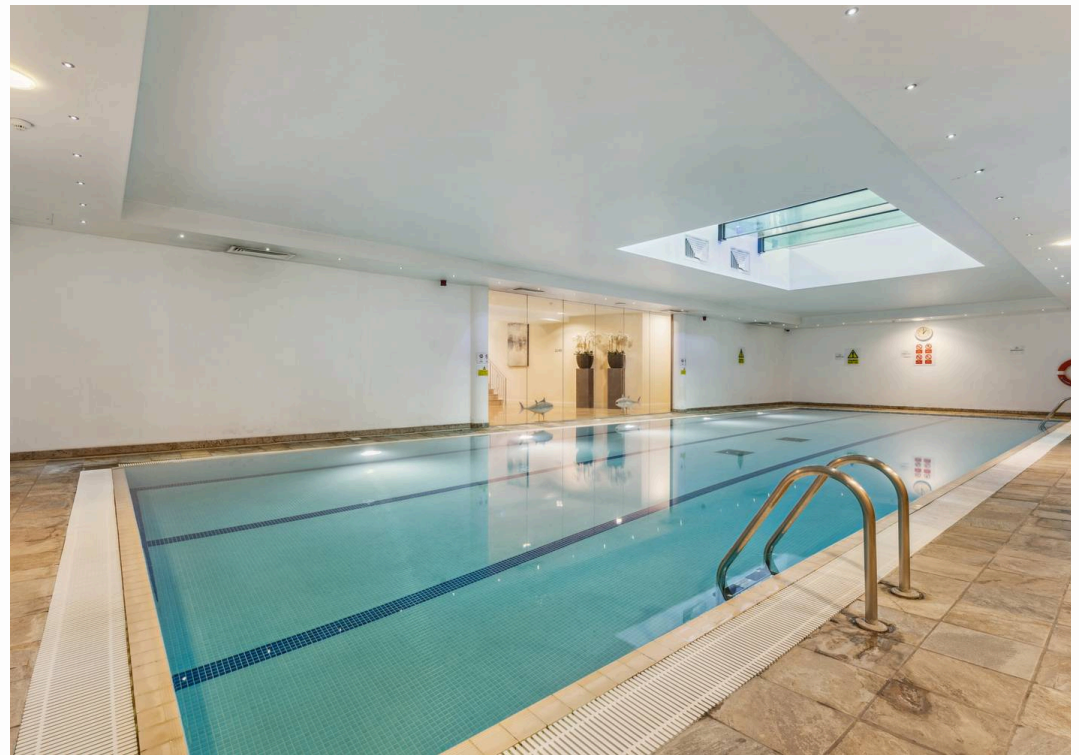
Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: B







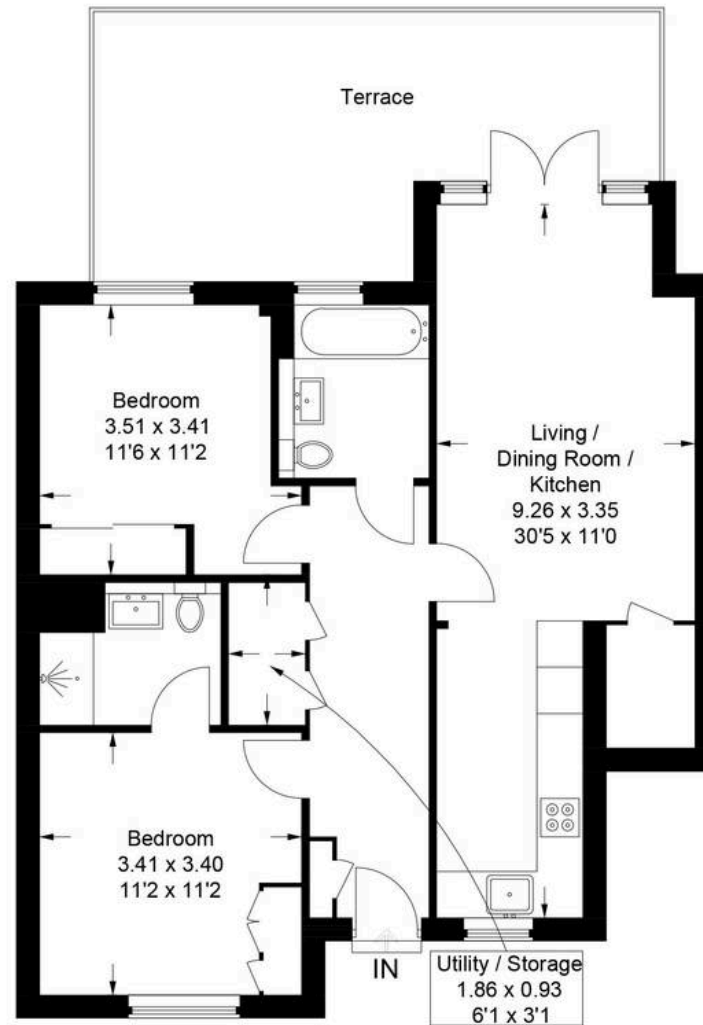






Oxford House, Marlborough Drive

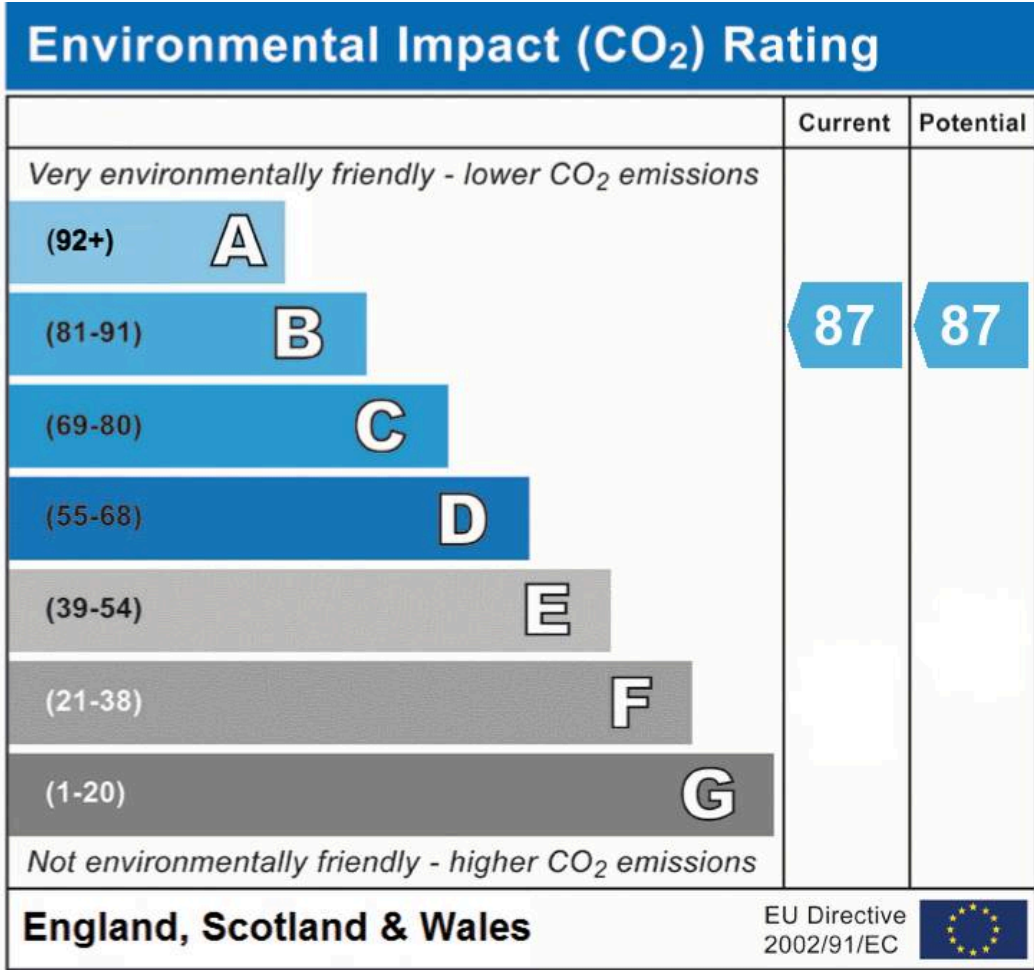
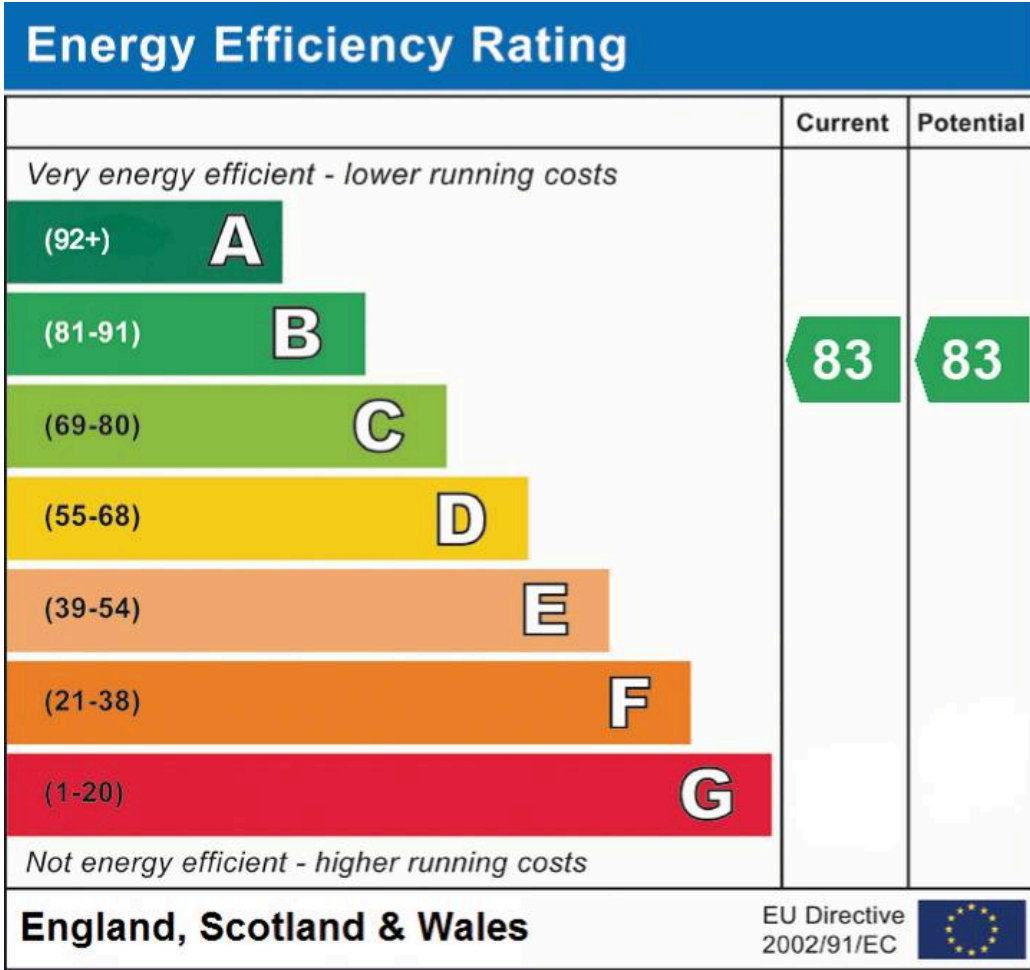
Approximate Gross Internal Area = 71.8 sq m / 773 sq ft



Ground Floor

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.