



## Royal Connaught Drive, Bushey WD23 2RA

**Asking Price £429,950**

A beautifully presented ONE BEDROOM GROUND FLOOR APARTMENT situated in the prestigious Royal Connaught Park development.

Presented in excellent condition throughout, inside you will find an Open Plan Lounge/Kitchen/Dining Room With A Fully Fitted Modern Kitchen, bedroom, Modern Bathroom & Separate WC.

Further benefits include two allocated parking spaces, shuttle bus for access to the station ,attractive communal grounds, plus access to fitness facilities including a gym, swimming pool and tennis courts.

NO UPPER CHAIN

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## Exterior:



## Kitchen:



## Entrance Hall:

## Lounge/Kitchen/Dining Room:



## Kitchen/Breakfast Room:



## Lounge:

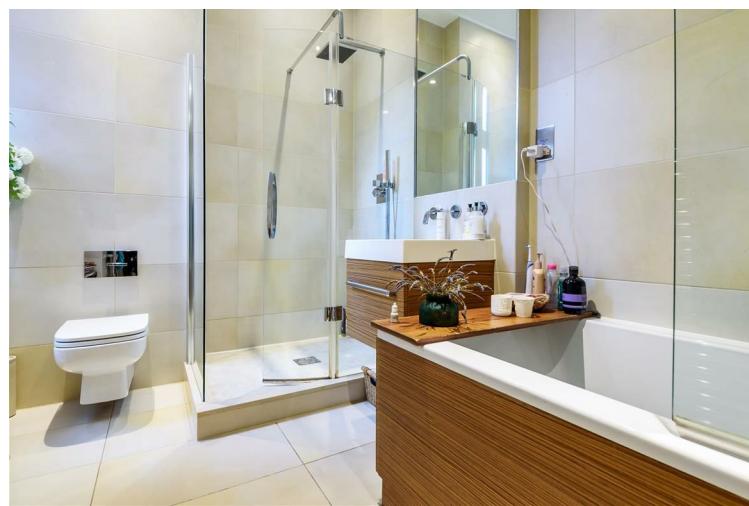


## Bedroom:



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**Bathroom:**



**Royal Connaught Park:**



**Guest WC:**



**Royal Connaught Park:**



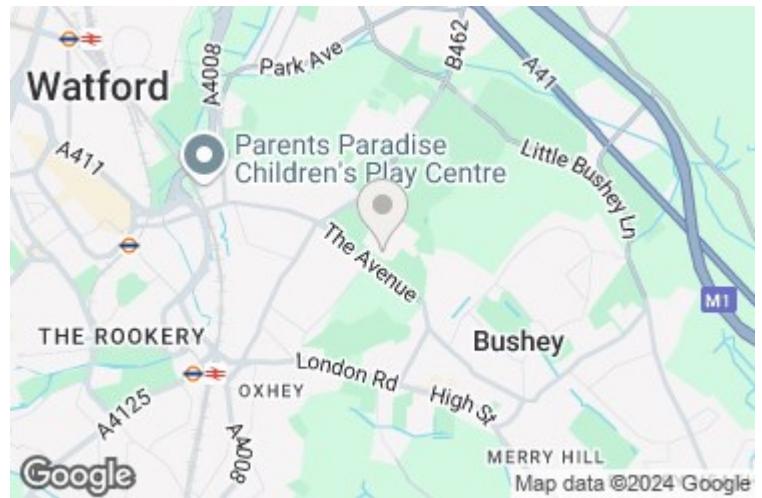
**Communal Grounds:**



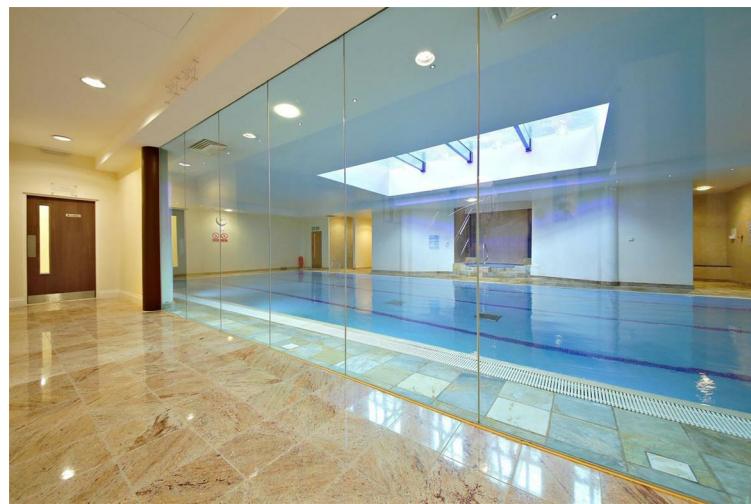
**Gym:**



**Swimming Pool:**



**Swimming Pool:**



**Tenure:**

This is a Leasehold property and, to the best of their knowledge, the seller advises us there are approximately 116 years remaining on the lease with a combined annual service charge and ground rent of approximately £4,200 per year. Council Tax Band E £2414 per annum.

As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

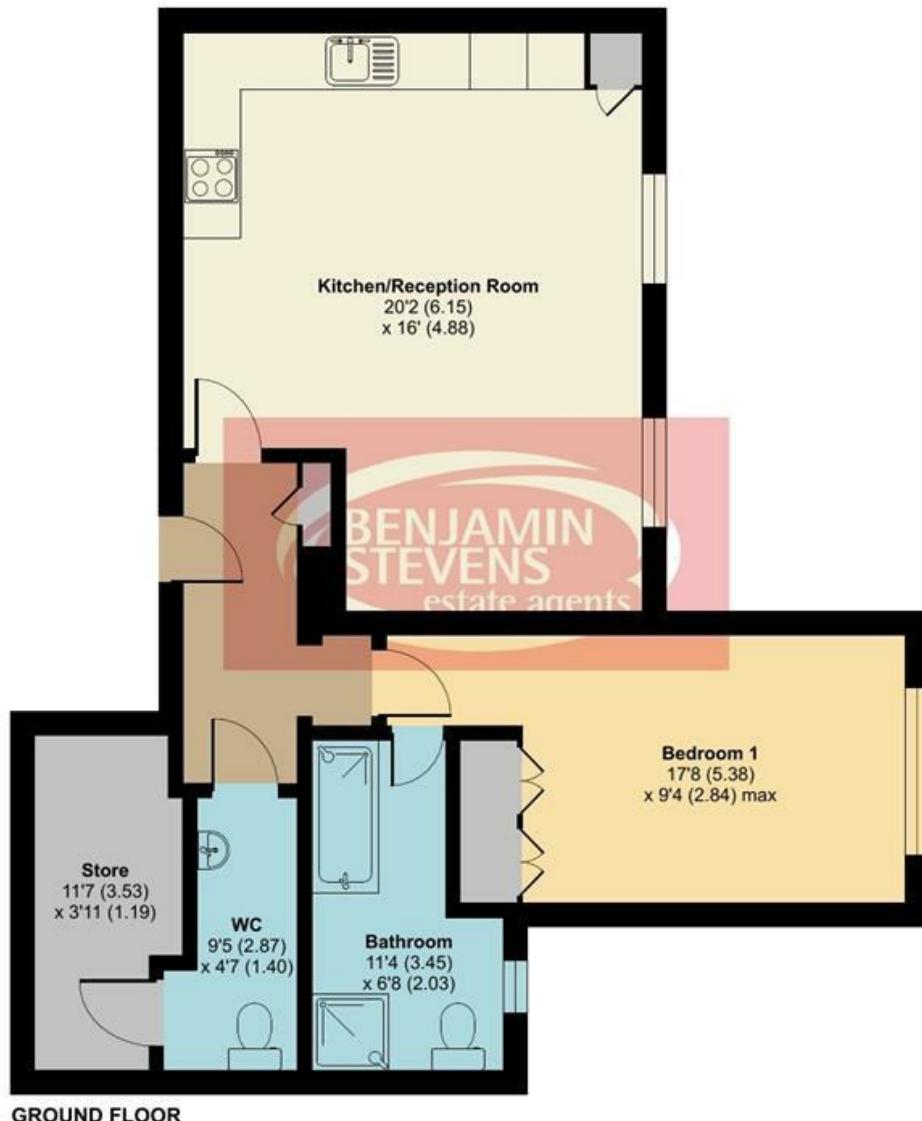
**Disclaimer:**

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.

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Approximate Area = 696 sq ft / 64.6 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.  
Produced for Benjamin Stevens. REF: 915584

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

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

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