

## Marlborough Drive, Bushey WD23 2RN

**£4,000 PCM**

Benjamin Stevens are delighted to offer for sale this beautifully presented three bedroom duplex apartment located in the prestigious Royal Connaught Park development.

The property offers fine Three Bedrooms, Two Bathrooms (One En-Suite), a large lounge a fully fitted kitchen, underfloor heating throughout and resident parking.

Within the complex is 100 acres of communal grounds and in addition to this there is a fitness centre, swimming pool and spa.

to arrange a viewing, please call 020 3271 0111

# Marlborough Drive, Bushey WD23 2RN

## Lounge



## Swimming Pool



## Bedroom



## Gym



## Kitchen



## Gym



## Entrance Hall

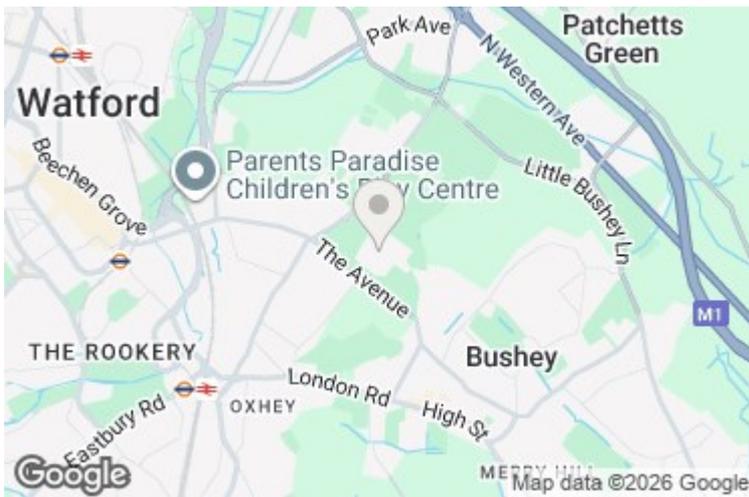


# Marlborough Drive, Bushey WD23 2RN

## Bathroom



## Shower Room



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

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



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