



## Royal Connaught Drive Bushey £800,000

A three bedroom duplex property available in Royal Connaught Park with Davidson Frost-Wellings.

Upon entry to the property is a useful entrance hallway, then leading to the main hall, just off here is the open plan kitchen/reception room with double height windows and dual aspect ensuring lots of natural light throughout. There is also a large master bedroom with triple aspect windows, built-in wardrobes, an Ensuite bathroom and access to a loft, plus a second double bedroom with built in wardrobes and a family bathroom.

Upstairs is a reception room on a mezzanine level over the reception room with vaulted ceiling and skylights welcoming in lots of light, as well as a third bedroom with eaves storage and a Jack-and-Jill bathroom.

The flat is available with lots of built-in storage, two allocated parking spaces (one underground) within this private gated development, formerly The Royal Masonic School. The flat comes with access to the on-site leisure centre with gym and swimming pool, tennis courts, events space, a shuttle bus to station and shopping centre, 100 acres of grounds and 24 hour security.

Leasehold with approximately 112 years remaining.  
Service charges of approximately £700 per year.  
Ground rent of approximately £750 per year.  
Hertsmere Council Tax Band C.

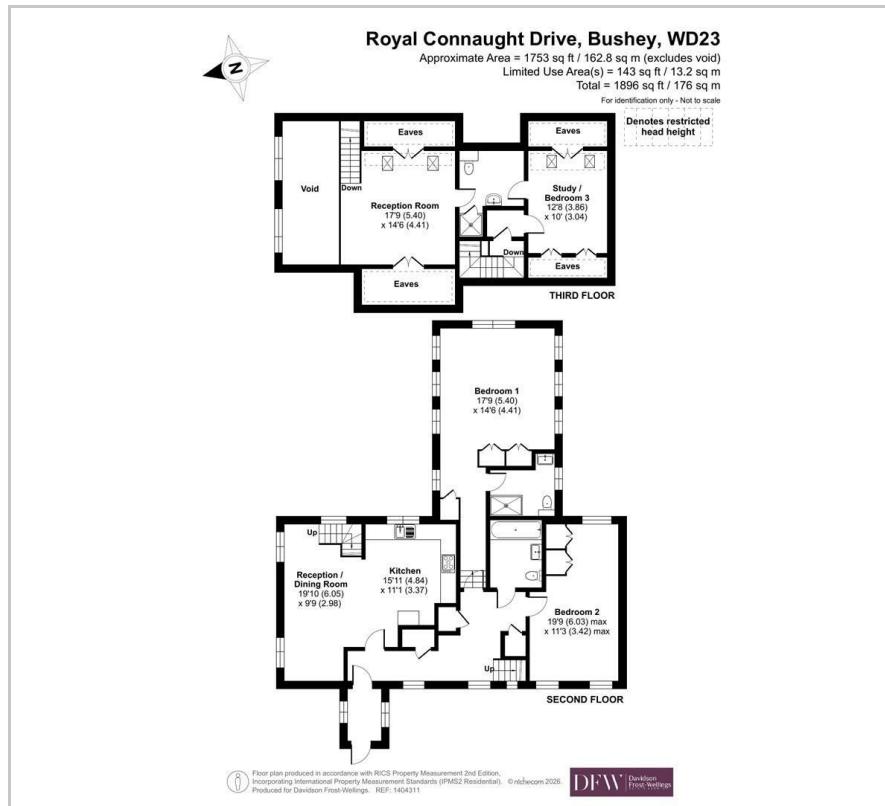
### Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

- Three bedrooms
- Three bathrooms
- Duplex property
- Secondary glazing
- Excellent condition
- Leasehold



## Floor Plan



## Area Map



## Energy Efficiency Rating

	Current	Potential
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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.