



## Marlborough Drive

Bushey

Offers over £1,100,000

This impressive three double bedroom, two bathroom penthouse apartment offered for sale with no onward chain and forms part of the highly regarded Royal Connaught Park development.

Arranged over two floors and extending to more than 2,200 sq. ft, the apartment is filled with natural light and offers flexible, well-proportioned accommodation finished to a high standard throughout.

Transport links are close at hand, with a courtesy shuttle service to Bushey Station during peak hours, while the A41, M1, and M25, as well as local shops and Watford's shopping facilities, are all easily accessible.

Leasehold 121 years remaining  
 Service charge £5,760 pa  
 Ground rent £480 pa  
 Hertsmere council tax band H

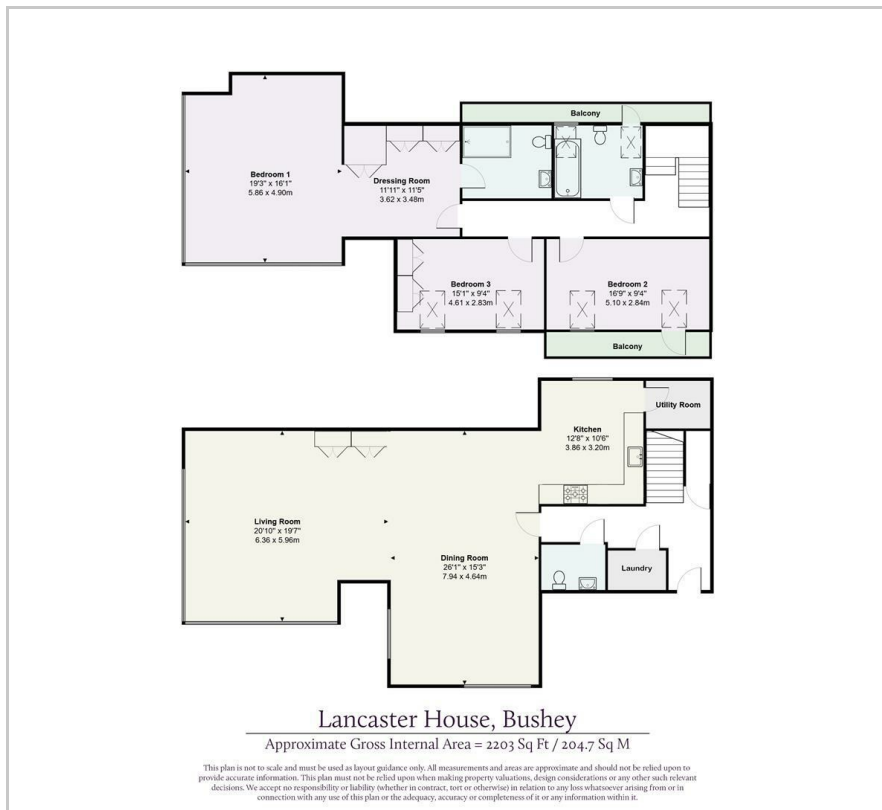
- Three bedrooms
- Two bathrooms
- 24 Hour concierge and security
- Swimming pool and Gym
- Chain free
- Good condition

### 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.



## Floor Plan



## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</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		
<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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

47 The Broadway, Stanmore, HA7 4DJ

Tel: 020 8954 8806 Email: info@df-w.co.uk Website: www.df-w.co.uk