



## 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 £7,700 per year.  
Ground rent of approximately £750 per year.  
Hertsmere Council Tax Band G.

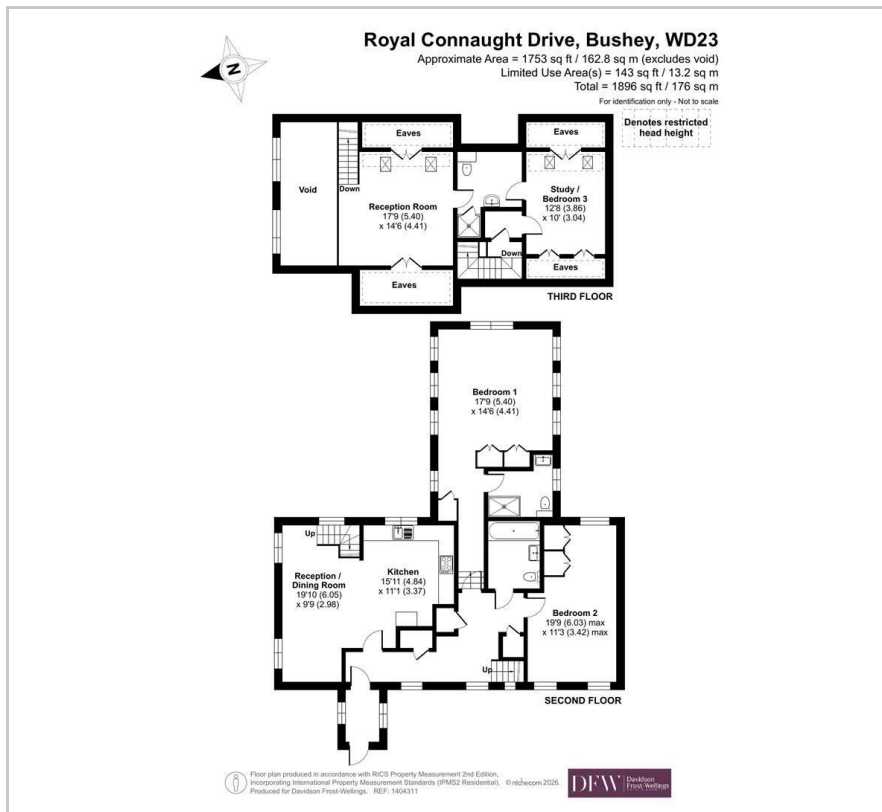
- Three bedrooms
- Three bathrooms
- Duplex property
- Secondary glazing
- Excellent condition
- Leasehold

### Viewing

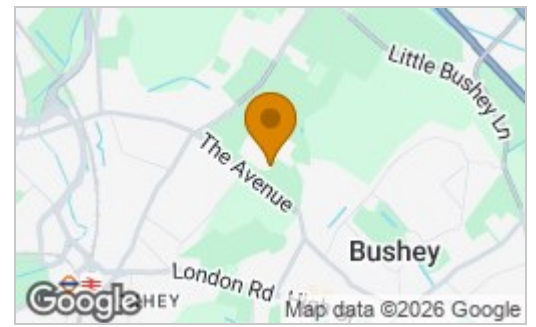
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



# 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>		
(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	



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