



King Edward House

Bushey

£475,000

A two bedroom, first floor flat available with Davidson Frost-Wellings in Royal Connaught Park.

The flat is available chain free, with a well proportioned open plan kitchen/dining/reception room with double doors leading to a private roof terrace. The master bedrooms has built-in wardrobes and an ensuite bathroom. The second bedroom is also a double and there is a family bathroom.

The flat comes with lots of storage, high ceilings, and lots of light from three aspects. The kitchen and bathrooms are modern and finished to a high standard. The flat comes with a water softener and bespoke electric blinds/curtains on all windows.

King Edward House is one of the listed buildings in this private gated development, formerly The Royal Masonic School converted to residential flats. The flat comes with allocated parking as well as access to the on-site leisure centre with gym and swimming pool, tennis courts, events space, 100 acres of grounds and 24 hour security.

Leasehold of 125 Years from 1st January 2013.
Annual service charge of approximately £6,306.
Annual ground rent of approximately £625.
Hertsmere Council Tax Band F.

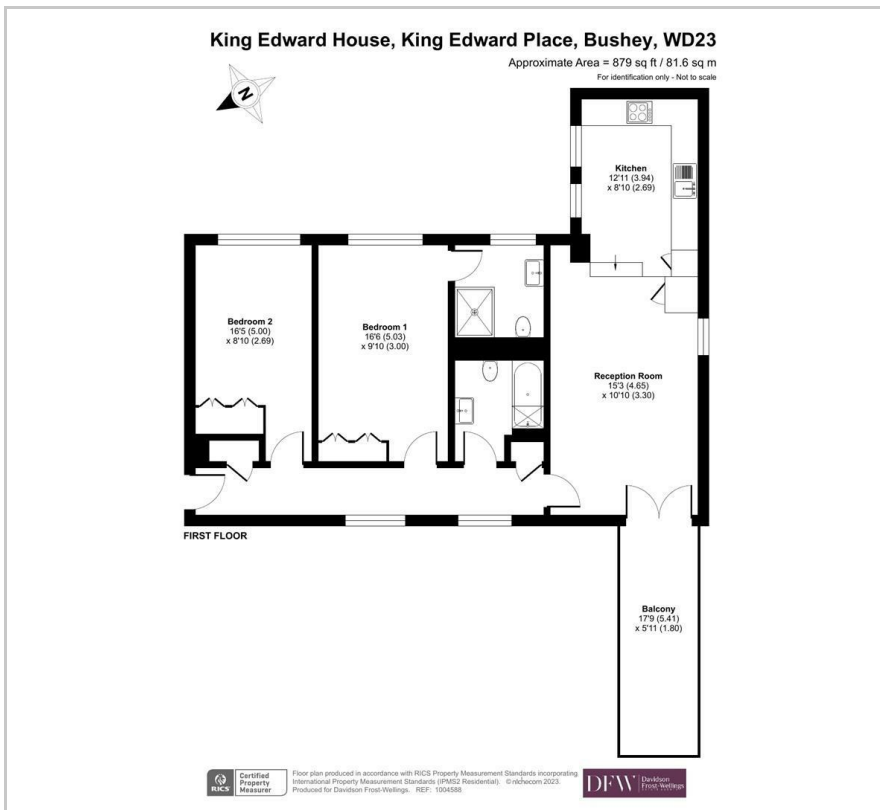
- Two Bedrooms
- Private Roof Terrace
- Chain Free
- Excellent Condition
- Two Bathrooms
- Leasehold

Viewing

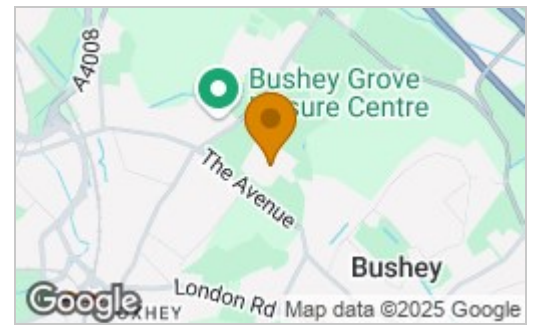
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

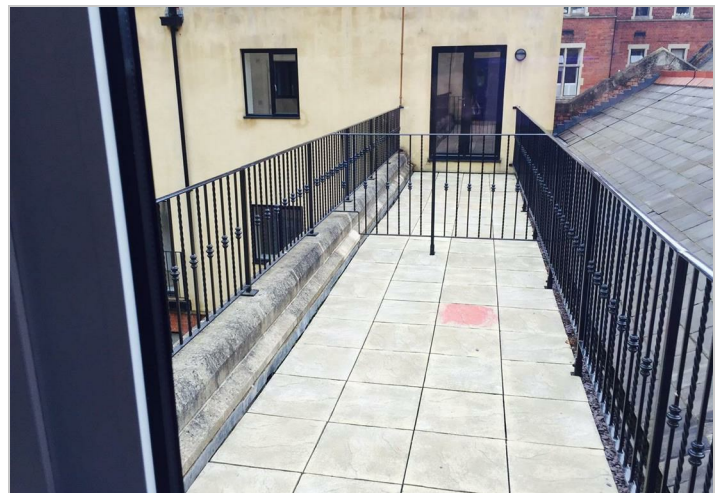


Area Map



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

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