



## Marlborough Drive

Bushey

£799,950

A beautifully presented flat in Royal Connaught Park with two bedrooms, two bathrooms and lots of living space.

The property is available in excellent condition throughout with a cleverly designed, semi-open plan kitchen, reception room and dining room. There is also a large master bedroom with built-in wardrobes and a spacious ensuite bathroom, plus a utility room, second bedroom and a family bathroom.

The flat further benefits from a private patio, leading to communal gardens, which can be accessed from the reception room or master bedroom.

Argyle House is one of the newer buildings in this private gated development, formerly The Royal Masonic School converted for residential living. The flat comes with and two allocated parking spaces 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 with 117 years remaining.  
Service charges of approximately £5,600 per annum.  
Ground rent of approximately £625 per annum.  
Hertsmere Council Tax Band G.

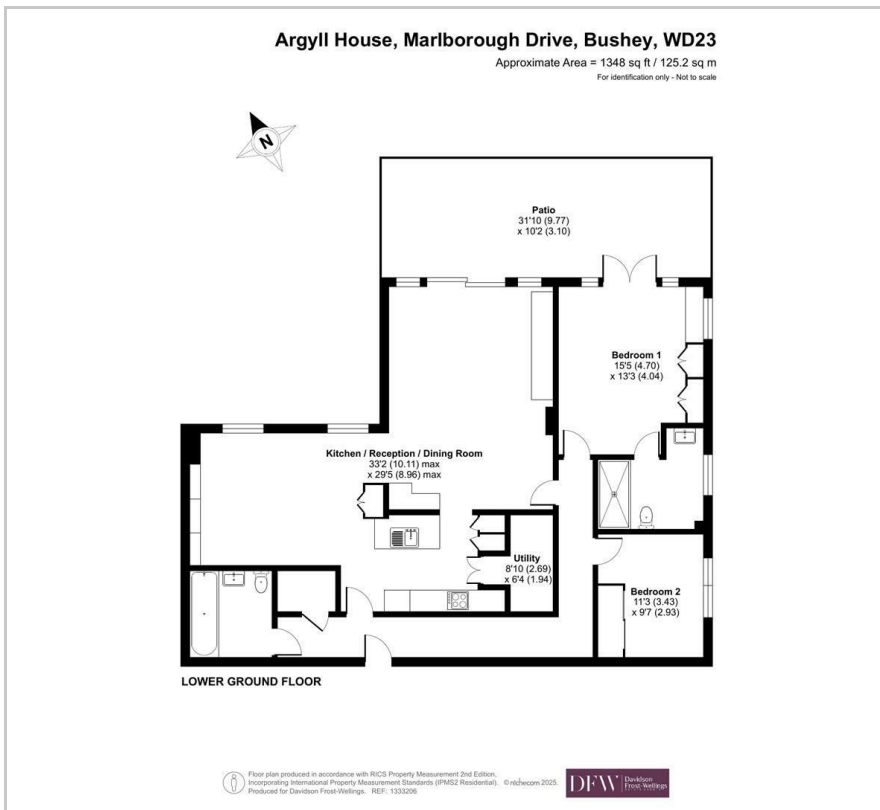
### Viewing

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.

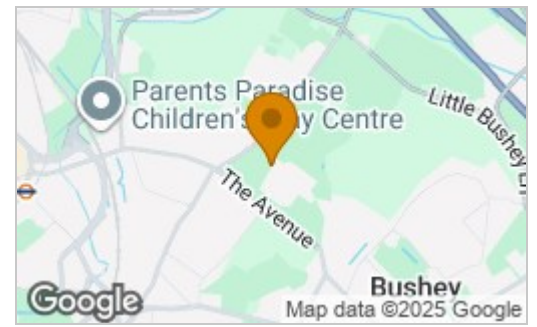
- Two bedrooms
- Two bathrooms
- Swimming pool & Gymnasium
- Allocated parking
- Direct access to a private large terrace
- Large open kitchen area



## Floor Plan

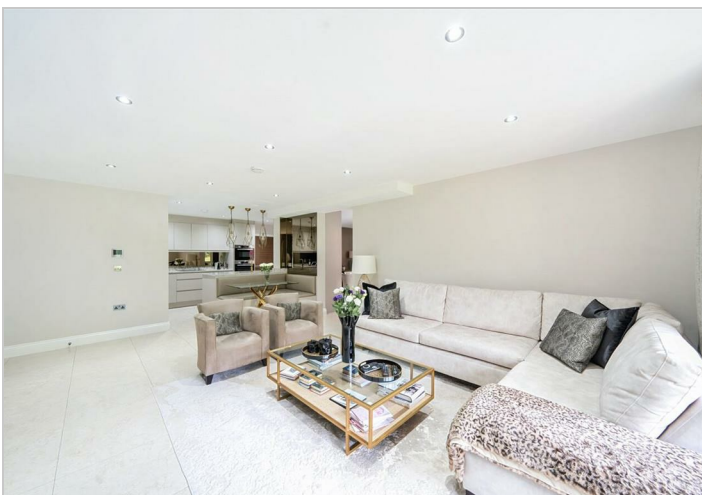


## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</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.