



## Marlborough Drive

Bushey

£1,250,000

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.

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

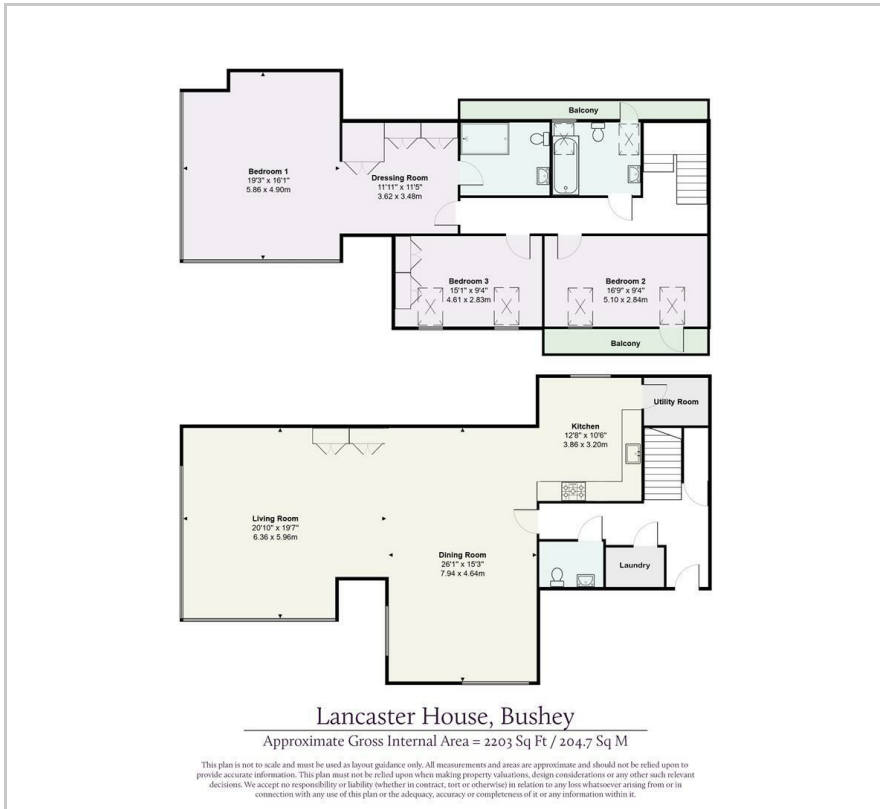
- Three bedrooms
- Two bathrooms
- 24 Hour concierge and security
- Swimming pool and Gym
- Chain free
- Good condition

### Viewing

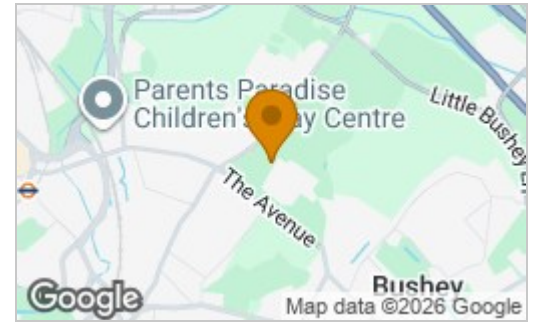
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



## 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	



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