



## Royal Connaught Drive, Bushey WD23 2RA

### Offers In Excess Of £525,000

A TWO DOUBLE BEDROOM, TWO BATHROOM GROUND FLOOR APARTMENT forming part of the exclusive Royal Connaught development in the heart of Bushey, conveniently located and within walking distance to all local shopping and transport facilities. The property is being offered in good decorative order and benefits from: Video Entryphone System. Underfloor Heating, Reception Room With Open Plan Kitchen, Bedroom One With En Suite Shower Room, Bedroom Two, Bathroom, Communal Grounds, Swimming Pool, Gymnasium, Allocated Parking For Two Cars, 24 Hour Security.

NO UPPER CHAIN

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**Exterior:**



**Kitchen:**



**Reception Room:**



**Kitchen:**



**Reception Room:**



**Bedroom One:**

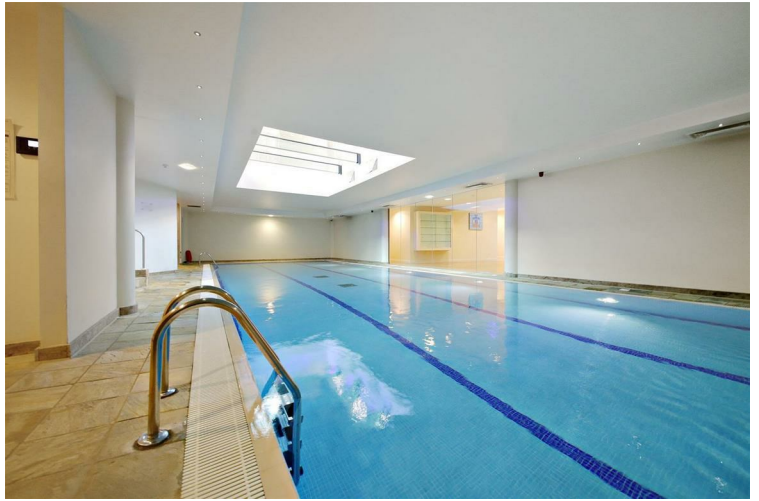


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**En Suite Shower Room:**



**Swimming Pool:**



**Bedroom Two:**



**Gymnasium:**



**Bathroom:**



**Communal Grounds:**



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## Communal Grounds:



## Tenure:

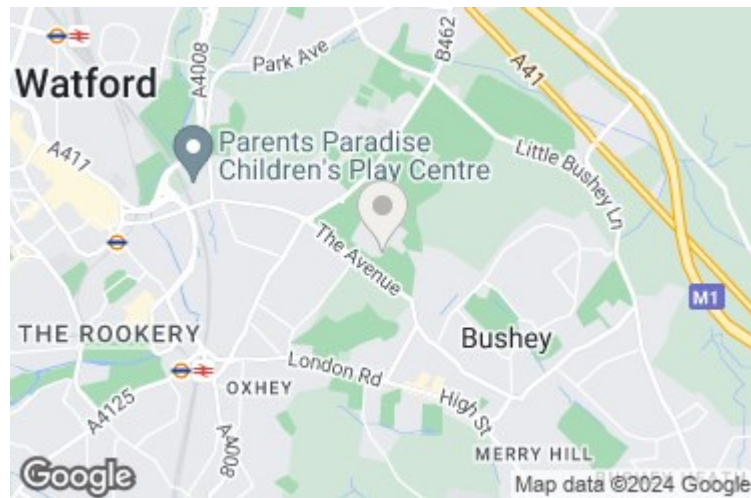
This is a leasehold property and the seller advises us that, to the best of their knowledge, here are approximately 110 year remaining on the lease and there is a service charge of approximately £3500/£4000 per annum plus £625 ground rent per annum.

Council Tax Band G £3,460 per annum.

As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

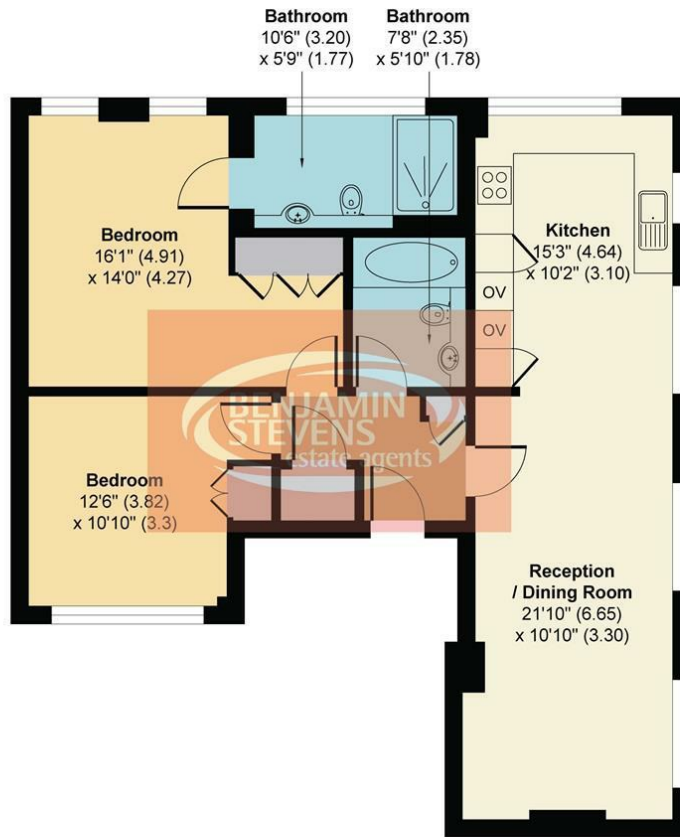
## Disclaimer:

While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.



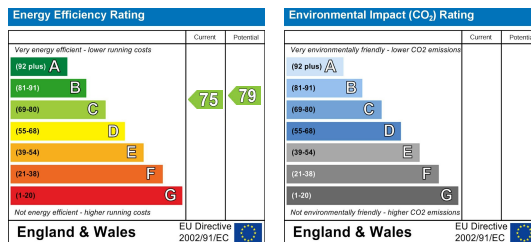
## JFK House, Royal Connaught Drive, WD23

Approximate Area = 903 sq ft / 83.90 sq m  
Total = 903 sq ft / 83.90 sq m



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Vertas - [www.vertasuk.com](http://www.vertasuk.com)



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