

King Edward Place, Bushey WD23 2RH

Asking Price £650,000

A beautifully presented TWO DOUBLE BEDROOM TWO BATHROOM FIRST FLOOR APARTMENT forming part of the exclusive Royal Connaught development conveniently located for all local shopping and transport facilities. The property is being offered in excellent decorative order and benefits from: 24 Hour Security, Video Entryphone System, Reception Room, Fully Fitted Open Plan Kitchen, Bedroom One With En Suite Bathroom, Bedroom Two, Bathroom, Communal Grounds, Allocated Parking For Two Cars, Leisure Complex With Swimming Pool & Gymnasium.

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Exterior:



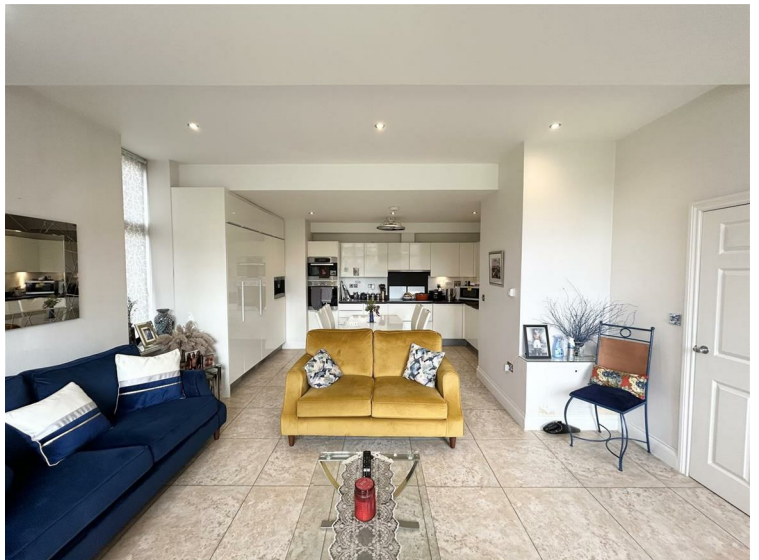
Reception Room:



Entrance Hall:



Reception Room:



Reception Room:



Reception Room:



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Open Plan Kitchen:



Bedroom Two:



Bedroom One:



Bathroom:



En Suite Shower Room:



Communal Grounds:

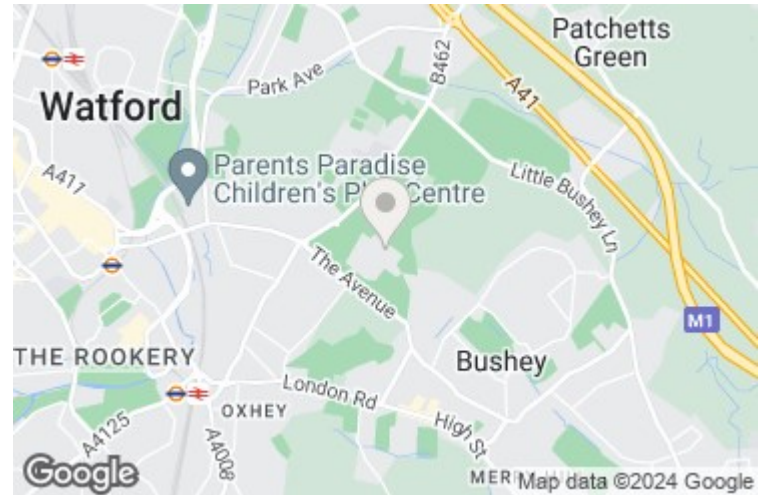


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Arial View:



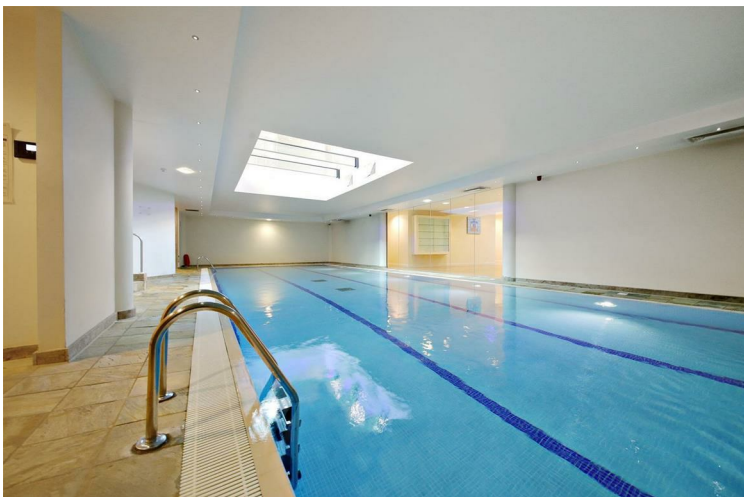
While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.



Gymnasium:



Swimming Pool:



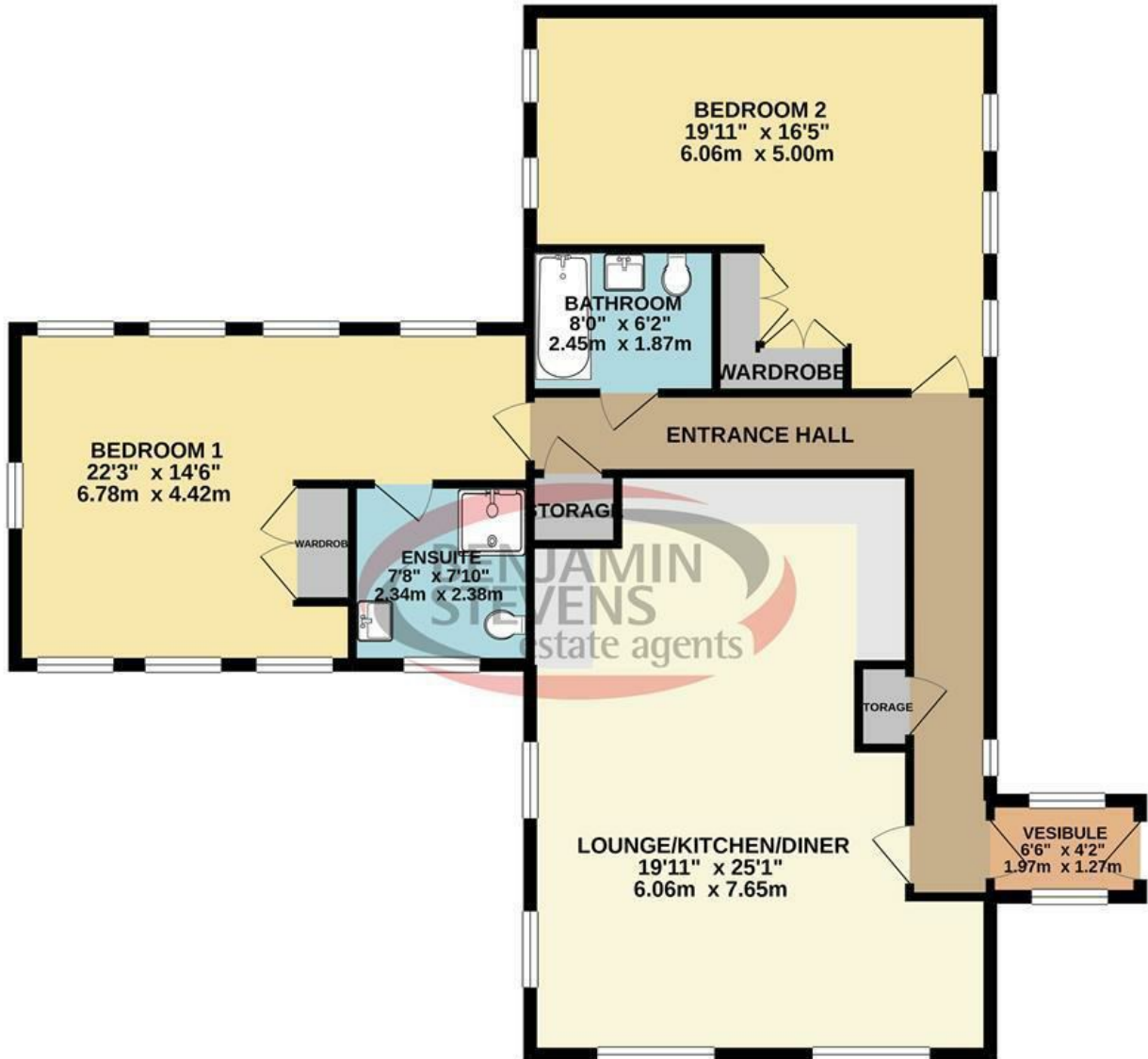
Tenure:

To the best of their knowledge the seller advises us there are approximately 110 years remaining on the lease with an annual service charge of approximately £5,000 and ground rent of £625 per annum.

Council Tax Band G £3460 surveyor/ solicitor during the conveyancing process.

Disclaimer:

FIRST FLOOR
1310 sq.ft. (121.7 sq.m.) approx.



TOTAL FLOOR AREA : 1310sq.ft. (121.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
		77	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	



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