



**BENJAMIN
STEVENS.**
estate agents



Marlborough Drive, Bushey WD23 2PR

Offers In Excess Of £475,000

A beautifully presented bright and spacious TWO DOUBLE BEDROOM TWO BATHROOM FIRST FLOOR MAISONETTE situated on the ever so popular Royal Connaught development in the heart of Bushey, conveniently located for all local shopping and transport facilities. The property is being offered in excellent decorative order and benefits from: Double Glazed Windows, Underfloor Heating, Reception Room With Open Plan Fully Fitted Kitchen, Bedroom One With En Suite Shower Room, Bedroom Two, Family Bathroom, Communal Grounds, Allocated Parking, Swimming Pool & Gymnasium, 24 Hour Security, Gated Development.
NO UPPER CHAIN

Marlborough Drive, Bushey WD23 2PR

Exterior:



Reception/Open Plan Kitchen:



Reception Room:



Bedroom One:



Reception/Open Plan Kitchen:



Bedroom One:



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En Suite Shower Room:



Family Bathroom:



Bedroom Two:



Balcony:



Bedroom Two:



Communal Grounds:



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Exterior Rear:



Underground Parking:



Swimming Pool:



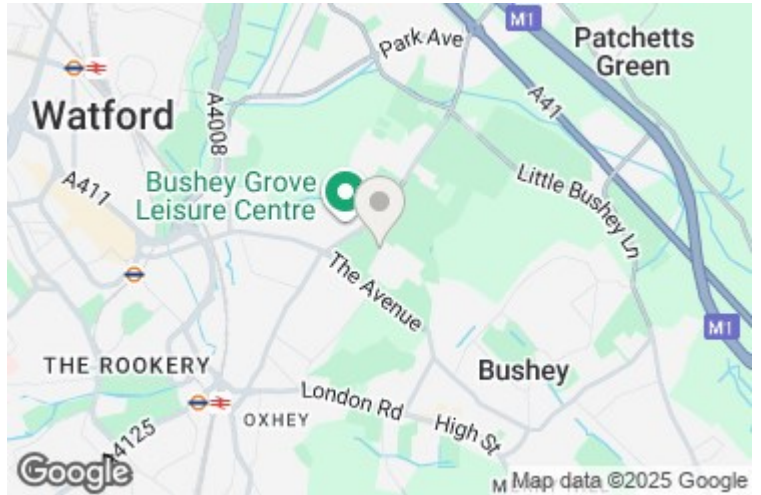
Tenure:

This is a leasehold property and the seller advises us that, to the best of their knowledge, here are approximately 118 year remaining on the lease and there is a combined service charge & ground rent of approximately £4833,42 per annum. Council Tax Band F - Approximately £3,100 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.

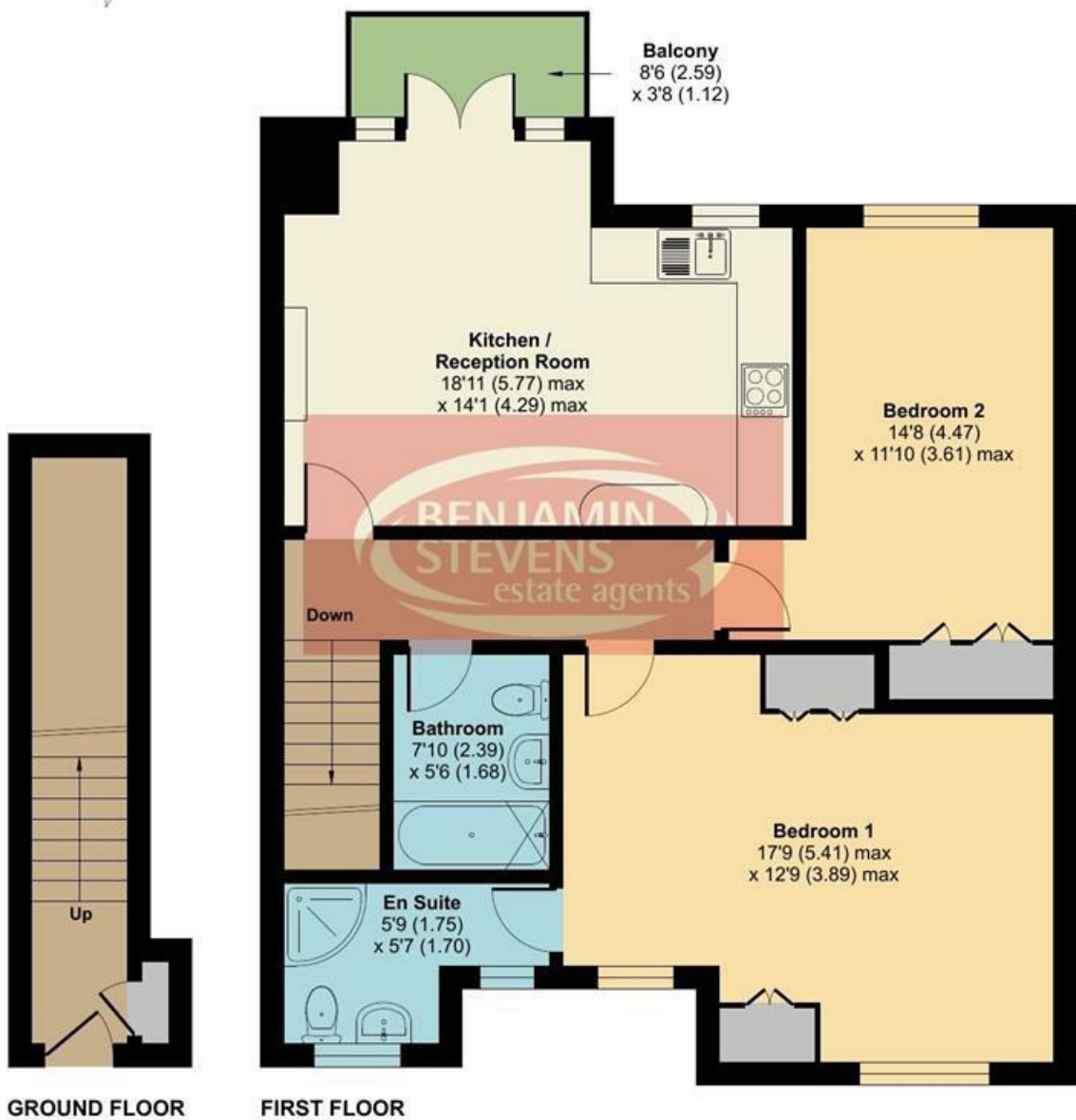
Gymnasium:



Marlborough Drive, Bushey, WD23

Approximate Area = 924 sq ft / 85.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Benjamin Stevens. REF: 1219656. © richcom 2024.

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		
(1-20) G		
Not energy efficient - higher running costs		
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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