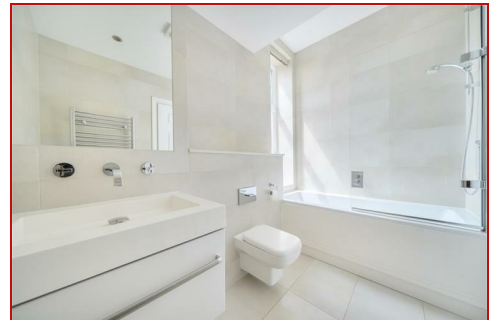




**BENJAMIN  
STEVENS.**  
estate agents



## **King Edward Place, Bushey WD23 2RH**

### **Offers In Excess Of £459,950**

A bright and spacious TWO DOUBLE BEDROOM, TWO BATHROOM, TWO RECEPTION ROOM FIRST FLOOR APARTMENT forming part of the award winning Royal Connaught development in the heart of Bushey, conveniently located for all local shopping and transport facilities. The property is being offered in good decorative order and benefits from: Security Entryphone System, 24 Hour Security, Gas Fired Heating To Radiators & Underfloor Heating, Living Room With Fully Fitted Open Plan Kitchen, Study/Family Room, Bedroom One With En Suite Shower Room, Bedroom Two, Family Bathroom, Communal Grounds, Swimming Pool & Gymnasium, Allocated Parking For Two Cars.  
**CHAIN FREE**



# King Edward Place, Bushey WD23 2RH

Exterior:



Living Room/Open Plan Kitchen:



Living Room/Open Plan Kitchen:



Living Room/Open Plan Kitchen:



Living Room/Open Plan Kitchen:



Living Room/Open Plan Kitchen:



# King Edward Place, Bushey WD23 2RH

**Study/Family Room:**



**En Suite Shower Room:**



**Bedroom One:**



**Bedroom Two:**



**Bedroom One:**



**Bedroom Two:**





# King Edward Place, Bushey WD23 2RH

**Family Bathroom:**



**Gymnasium:**



**Swimming Pool:**



**Tenure:**

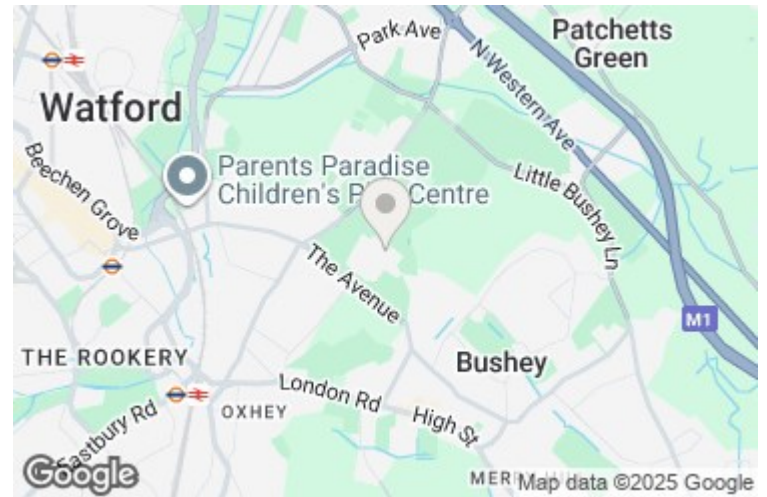
Council Tax Band F £2,745 per annum.

This is a leasehold property and to the best of their knowledge the vendor advises us that the property has approximately 107 years remaining on the lease with an annual service charge of approximately £4,225 per annum and a ground rent of £627 per annum. As always, buyers are recommended to gain verification from their 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.

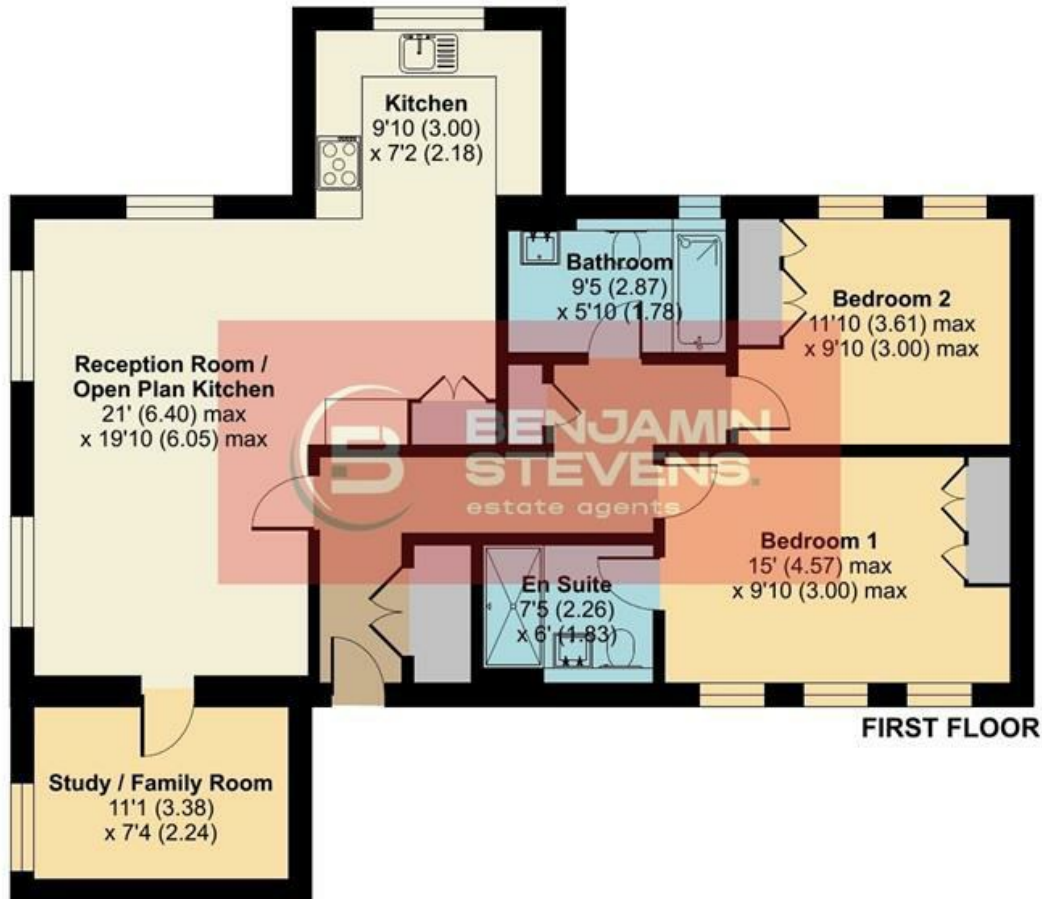
**Swimming Pool:**



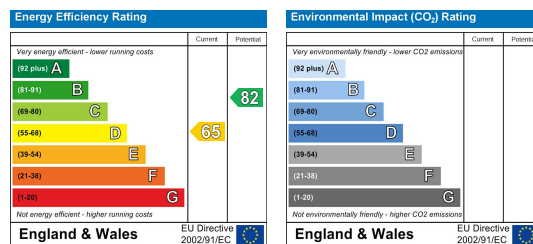
# King Edward Place, Bushey, WD23

Approximate Area = 1022 sq ft / 95 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). © richcom 2025. Produced for Benjamin Stevens. REF: 1264077



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