



**BENJAMIN  
STEVENS.**  
estate agents



## King Edward Place, Bushey WD23 2RH

**Offers In Excess Of £425,000**

A beautifully presented bright and spacious TWO DOUBLE BEDROOM DUPLEX MAISONETTE WITH PRIVATE TERRACE 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: 24 Hour Security/Gated Development, Gas Fired Heating To Radiators/Under Floor Heating, Reception Room With Fully Fitted Open Plan Kitchen, Two Double Bedrooms, Bathroom, Private Terrace, Communal Grounds, Swimming Pool & Gymnasium, Allocated Parking.  
NO UPPER CHAIN

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Exterior:



Reception Room/Open Plan Kitchen:



Reception Room/Open Plan Kitchen:



Reception Room/Open Plan Kitchen:



Reception Room/Open Plan Kitchen:



Reception Room/Open Plan Kitchen:



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Guest Cloakroom:



Bathroom:



Bedroom One:



Bathroom:



Bedroom Two:



Private Terrace:



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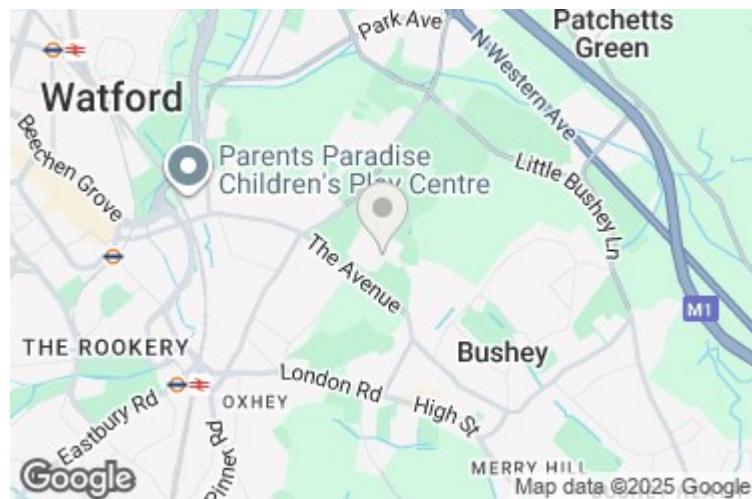
## Swimming Pool/Gymnasium:



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.



## Swimming Pool:



## Gymnasium:



## Tenure:

This is a leasehold property and the seller advises us that, to the best of their knowledge there are approximately 107 years remaining on the lease.

There is a service charge of approximately £3,754.16 PA plus a ground of £625 PA.

Council Tax Band F £3,148 per annum.

# Windsor House, King Edward Place, Bushey, WD23

Approximate Area = 802 sq ft / 74.5 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). ©nichicom 2025. Produced for Benjamin Stevens. REF: 1262438

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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