



**Connells**

Windsor House King Edward Place  
Bushey



## Property Description

Situated within the highly sought-after Royal Connaught development, this exceptional two-bedroom, two-bathroom apartment is set behind secure gated access in beautifully landscaped grounds. Residents benefit from a luxury lifestyle offering, including acres of greenery, tennis courts, a gym and swimming pool, alongside a convenient shuttle service to and from Bushey mainline station.

The apartment itself offers over 1,000 sq ft of well-planned, modern living accommodation, finished to a high standard throughout. The spacious open-plan kitchen and living area provides an ideal space for both relaxing and entertaining, with direct access to a private terrace, perfect for outdoor dining or unwinding.

Further benefits include allocated parking, additional residents' visitor parking and the advantage of no onward chain, making this an ideal purchase for both owner-occupiers and investors alike.

## Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

## Entrance Hall

Door to front aspect, window to side aspect,

loft access.

## Lounge

Window to front aspect, door to garden, two storage cupboards, underfloor heating. Open plan to kitchen.

## Kitchen

Fitted kitchen with wall and base units, one bowl sink, two electric ovens, gas hob, cookerhood, dishwasher, fridge/freezer, coffee machine, microwave.

## Bedroom 1

Window to side aspect, built in wardrobe.

## En Suite

Shower cubicle, vanity unit with wash hand basin, WC.

## Bedroom 2

Window to rear aspect, built in wardrobe.

## Bathroom

Bath with mixer taps, vanity unit with wash hand basin, WC, heated towel rail, fully tiled.

## Outside

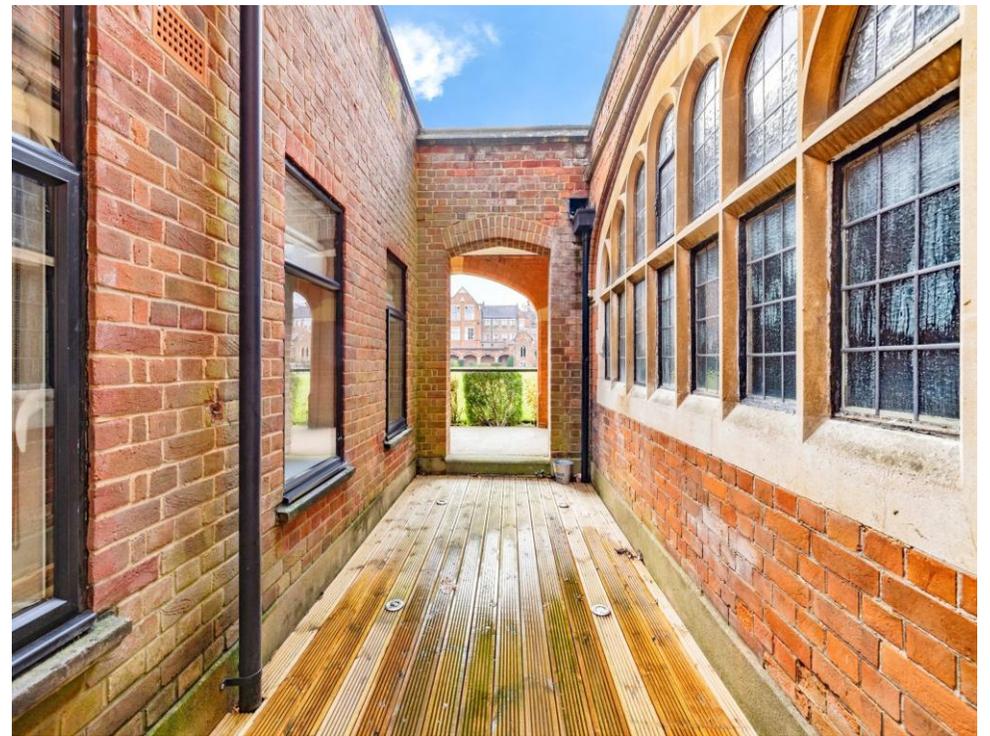
## Communal Gardens

Well maintained communal gardens.

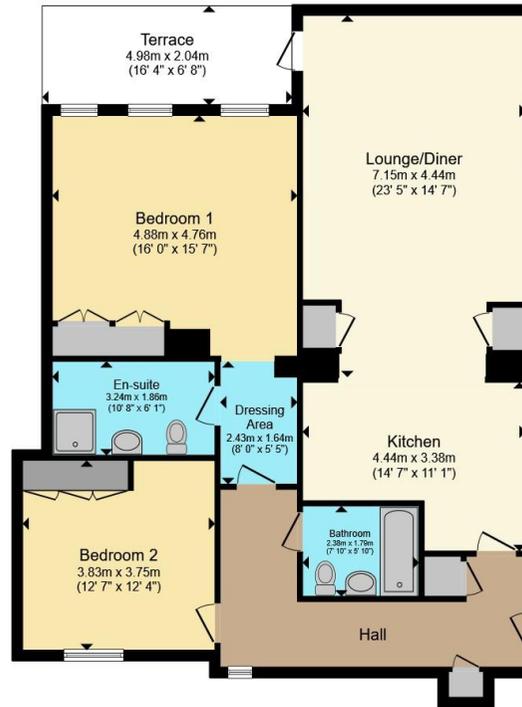
## Agents Note

We await confirmation of the Ground Rents and Service Charges for the property. Please enquire with the branch at time of interest and they will endeavour to obtain confirmation for you.









**Floor Plan**

Total floor area 113.0 m<sup>2</sup> (1,216 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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**E [bushey@connells.co.uk](mailto:bushey@connells.co.uk)**

86 High Street  
 BUSHEY WD23 3HD

EPC Rating: C Council Tax Band: G

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS308211](http://connells.co.uk/Property/BUS308211)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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