Yale House
Royal Connaught Park
Marlborough Drive, WD23



1457 SQ. FT.

3 Bedrooms

3 Bathrooms

A superbly presented and exceptionally spacious three-bedroom, three-bathroom apartment, positioned within the sought-after Royal Connaught Park development by Comer Homes in Bushey.

Extending to approximately 1,457 sq ft (135 sq m), this impressive home offers thoughtfully arranged accommodation and is finished to an excellent standard throughout. At its heart is an outstanding reception room with French doors opening directly onto a private patio garden, creating an ideal space for both entertaining and everyday living. The apartment also benefits from a luxury fully fitted kitchen, three well-proportioned bedrooms, three contemporary bathrooms, underfloor heating, lift access to two secure underground parking spaces.

Royal Connaught Park is an exclusive gated development extending across more than 100 acres of established parkland. Set within the original listed former Royal Masonic School for Boys, residents have access to an impressive selection of facilities, including a private health and fitness centre with an indoor swimming pool, gymnasium, tennis courts, steam room and sauna. The development also benefits from a 24-hour concierge and security service, as well as guest parking.

Asking Price £950,000

Leasehold 119 years remaining approx.























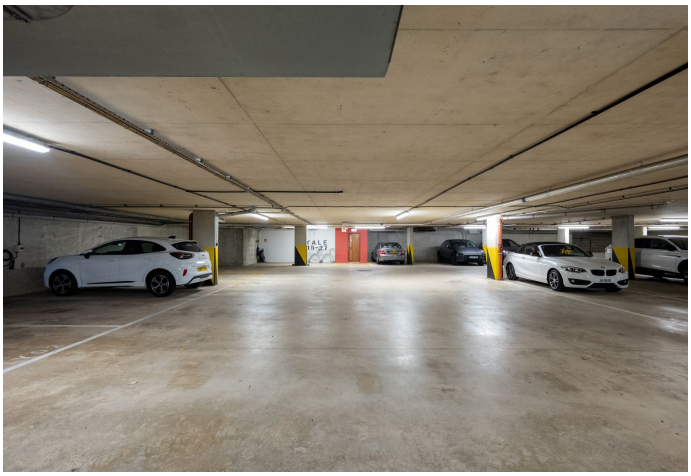
- 1,464 sq ft / 137 sq m of accommodation
- Outstanding reception room with French doors to a private patio garden
- Two secure underground parking spaces
- Residents' leisure facilities, 24-hour concierge, security and courtesy shuttle to Bushey station and Watford town centre
- Spacious three-bedroom, three-bathroom apartment
- Finished to an excellent standard throughout
- Set within over 100 acres of mature communal park land
- Service Charge £4,855.00 per annum
- Council Tax Band G

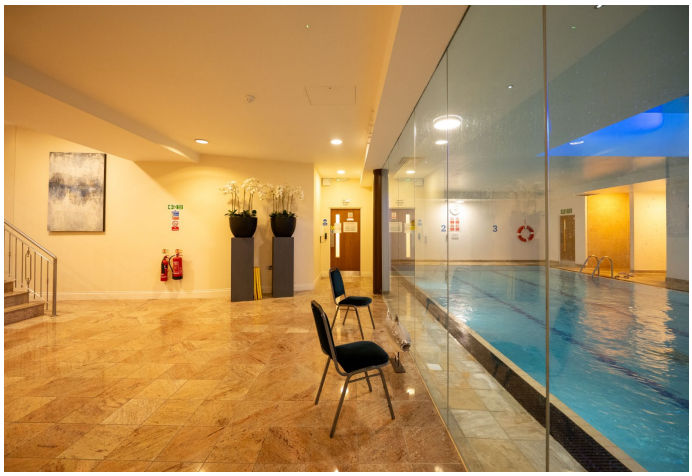
















Ground Floor Yale House, Bushey , Hertfordshire **TOTAL AREA:** 135.39 m² 1457.32 Sq Ft

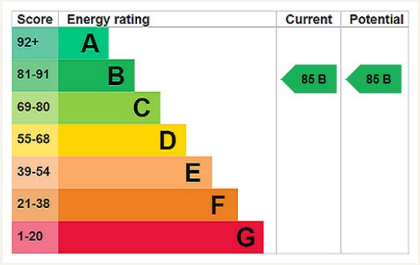


This floorplan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon for the purposes of purchasing fixtures, fittings or furnishings. The floorplan is provided for guidance only.

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IMPORTANT:
We would inform prospective purchasers that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.