

**STATONS**

[www.statons.com](http://www.statons.com)

# Royal Connaught Park

Bushey, WD23

# 19 Connaught House

## Royal Connaught Park, Bushey, WD23 2RB

**A stunning 3 bedroom, 3 bathroom second and third floor duplex apartment situated within the prestigious Royal Connaught Park development built by exclusive developers Comer Homes in Bushey. The development is on over 100 acres of mature communal parkland grounds in which the development sits. Located in the original listed building which was formerly The Royal Masonic School for Boys. The development benefits from it's own private health & fitness centre comprising indoor swimming pool, gym, tennis court, steam room and sauna, plus 24 hour concierge & security service and courtesy bus service to the mainline rail stations of Watford Junction and Bushey.**

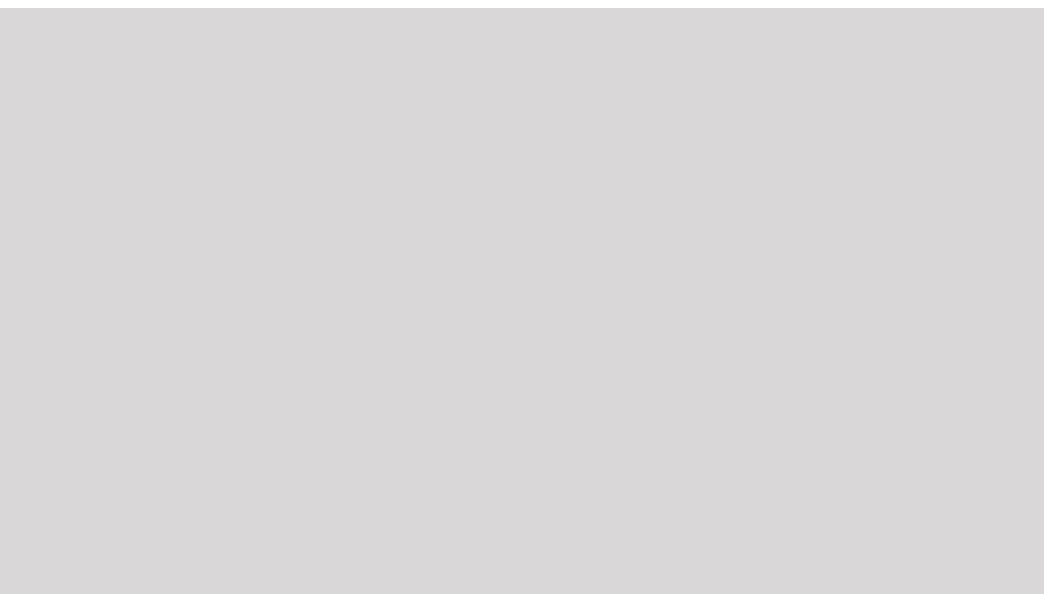
**Council Tax Band G**  
**Hertsmere Council**





**STATONS**





**STATONS**



**STATONS**

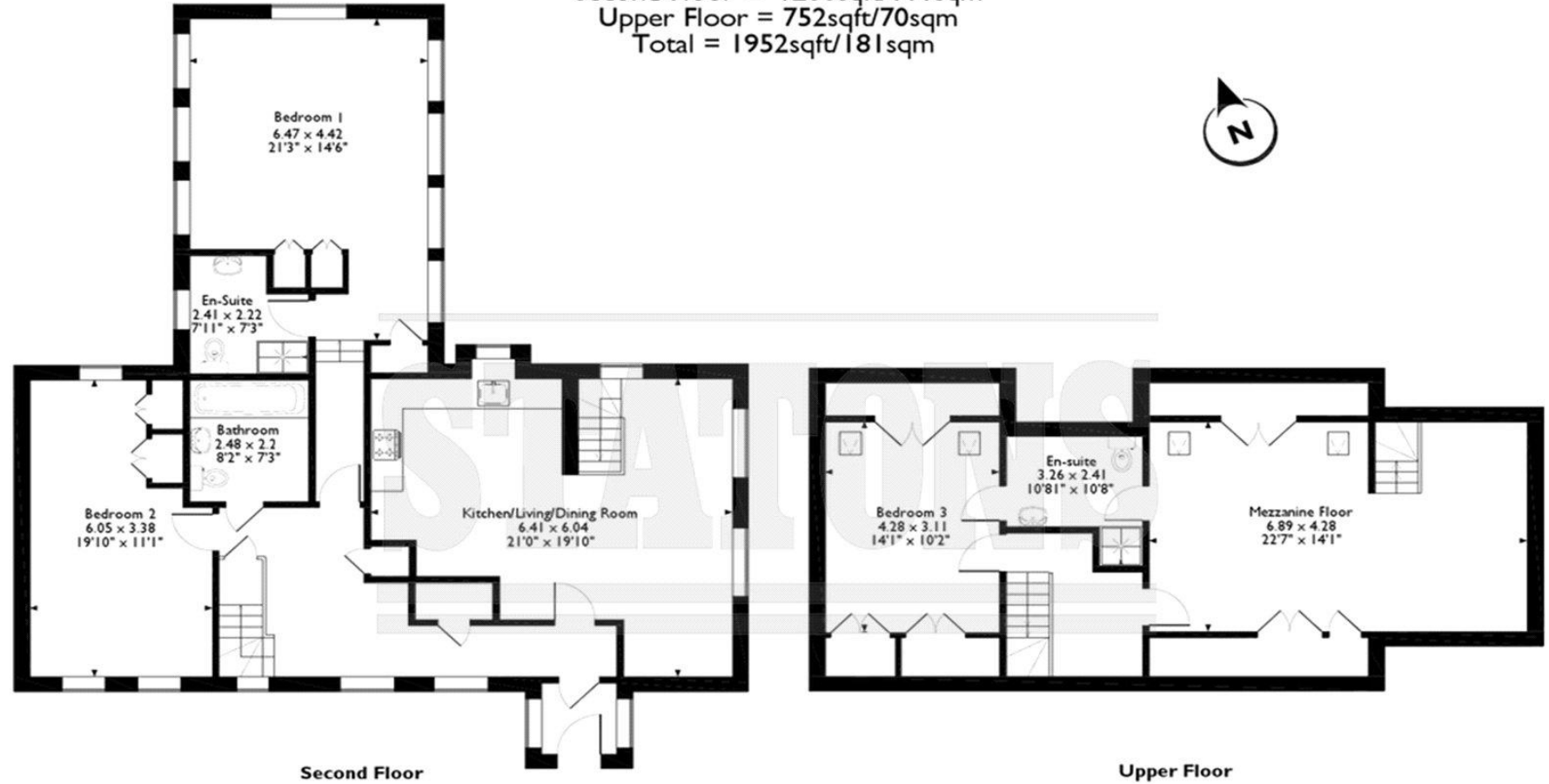




Flat 19 Connaught House, Bushey  
 Approximate Gross Internal Area  
 Second Floor = 1200sqft/111sqm  
 Upper Floor = 752sqft/70sqm  
 Total = 1952sqft/181sqm



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

# STATONS

www.statons.com

arla | propertymark

PROTECTED



## STATONS PREMIER LETTINGS

1/2 Hadley Parade  
Barnet  
HERTS  
EN5 5SX  
020 8441 9796  
lettings.office@statons.com

