

Argyll House Marlborough Drive Bushey



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01923
604 321**

Argyll House, Marlborough Drive, Bushey WD23 2PS

A lovely 2 bedroom, 2 bathroom (1 en-suite), first floor entry duplex apartment with balconies to the kitchen, living room and second floor bedroom situated within the prestigious Royal Connaught Park development built by exclusive developers Comer Homes in Bushey. Offered in excellent condition throughout, Statons recommends early viewing.

The development sits on over 100 acres of mature communal parkland grounds. Located in the original listed building, which was formerly The Royal Masonic School for Boys, the development benefits from its 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.



















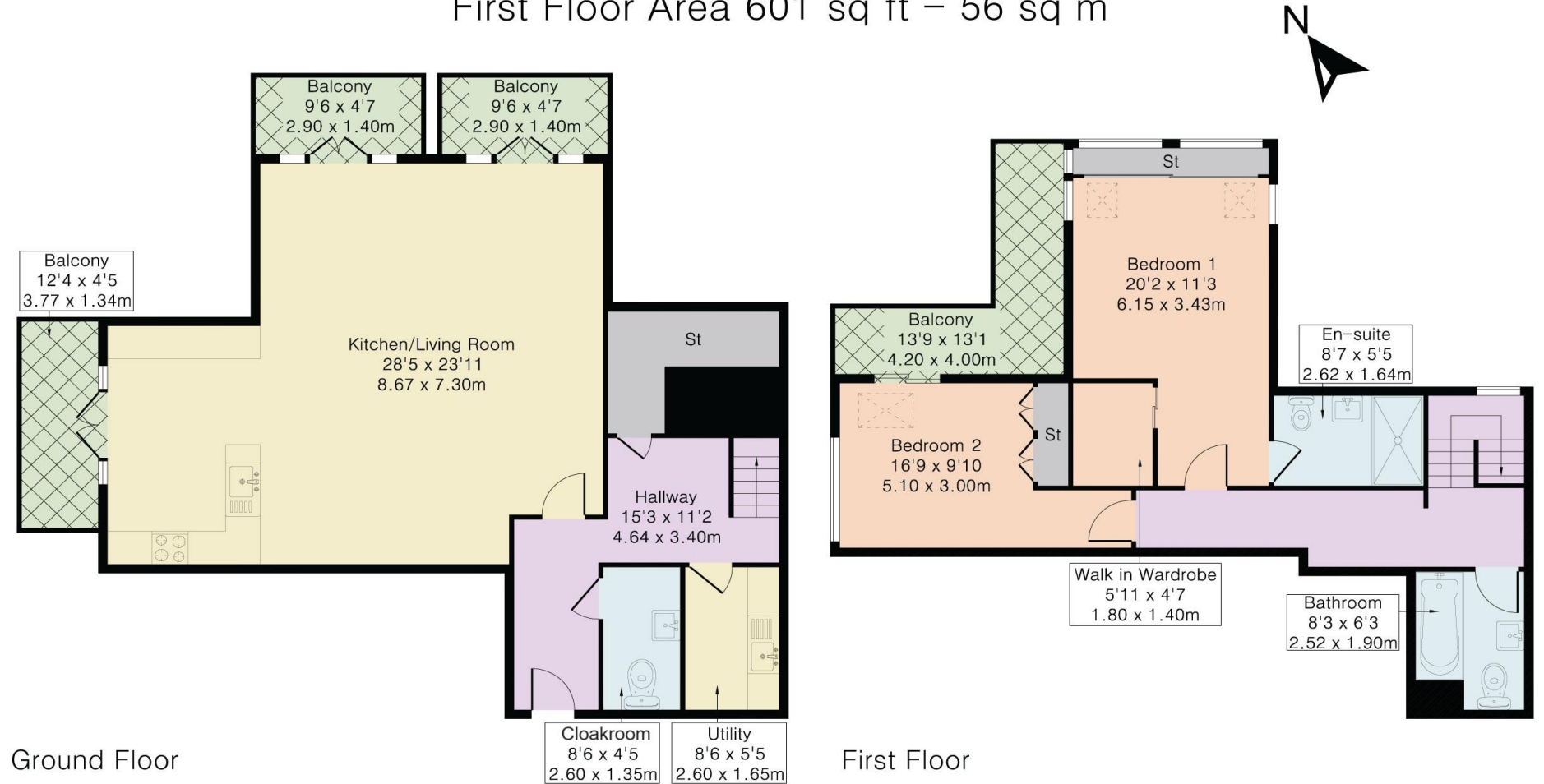


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	85
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Local Authority:
Hertsmere Borough Council
Council Tax Band: G
LEASEHOLD

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings, or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.

Approximate Gross Internal Area 1482 sq ft – 138 sq m
Ground Floor Area 881 sq ft – 82 sq m
First Floor Area 601 sq ft – 56 sq m





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50 Watling Street
Radlett

Herts WD7 7NN

01923 604 321

radlett@statons.com

