



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## JFK House, Royal Connaught Drive, Bushey, Herts, WD23



Located in the EXCLUSIVE development of Royal Connaught Park, is this ONE bedroom GROUND FLOOR apartment. Kept in GREAT CONDITION THROUGHOUT this property benefits from TWO car parking spaces, access to a residents pool/gym and ACRES of well-manicured communal grounds.

- Exclusive Development
- One Bedroom
- Ground Floor
- Open Plan Lounge/Kitchen
- Bathroom & WC
- Gym & Pool Facilities
- TWO Parking Spaces
- Acres Of Communal Grounds

**£399,950 Leasehold**

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## Accommodation Comprises

Entrance Hall

Guest WC

Lounge/Kitchen 20'2" x 16'0" (6.15m x 4.88m)(Max Pts)

Bedroom 17'8" x 9'4" (5.38m x 2.84m)(Max Pts)

Bathroom 11'4" x 6'8" (3.45m x 2.03m)

## Exterior

Parking for TWO cars

## Gym & Pool

Use of residents gym & pool.

## Communal Gardens





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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**VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS**

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- (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.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.