



**Connells**

Rutland Place The Rutts  
Bushey Heath Bushey



## Property Description

Connells are pleased to bring to this second floor apartment to the market that is situated on a sought after cul-de-sac road in Bushey Heath. The property of two bedrooms, a larger than average reception room and fitted kitchen as well as a family style bathroom.

Benefits include a garage, ample storage within the property access to well-maintained communal gardens as well as an allocated parking space.

The property is also conveniently located with access to several transport links including Bushey Station that provides direct links into London as well as the A41, M1 & M25 motorways.

The vibrant Bushey Heath High Street is just a short walk away providing numerous shops and eateries with Watford Shopping Centre being a short drive away providing further entertainment and recreational facilities.

## Entrance Hall

Door to front aspect and radiator.

## Lounge

12' 8" x 19' 9" ( 3.86m x 6.02m )

Window to rear, radiator and television point.

## Kitchen

13' 9" x 6' 11" ( 4.19m x 2.11m )

Window to rear aspect, wall and base units, dishwasher, fridge/freezer, electric hob and oven, cooker-hood, one bowl sink with drainer, built in utility cupboard which includes washing machine and boiler house,

## Bedroom 1

16' 2" x 9' INTO WARDROBE ( 4.93m x 2.74m INTO WARDROBE )

Window to front aspect, radiator and built in wardrobe.

## Bedroom 2

11' 11" x 10' 4" ( 3.63m x 3.15m )

Window to front aspect, radiator and built in wardrobe.

## Shower Room

Shower cubicle, wash hand basin, water closet, partially tiled, heated towel rail and extractor fan.

## Double Garage

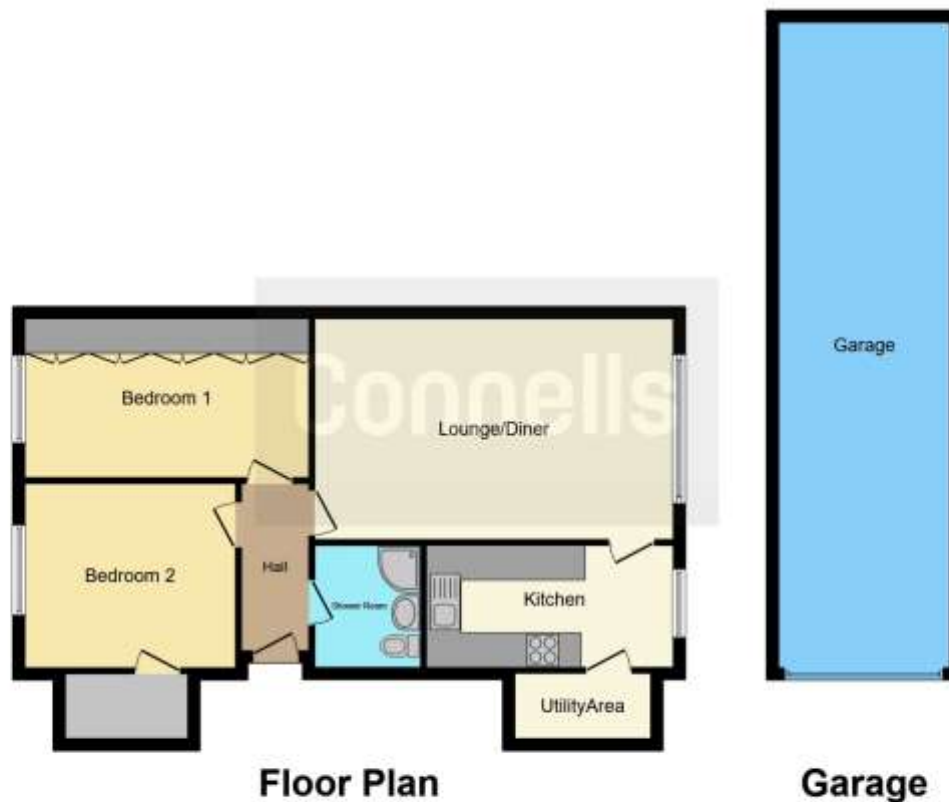
36' 9" x 9' 9" ( 11.20m x 2.97m )

Garage in block, up and over doors, light and power.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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86 High Street  
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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS307441](http://connells.co.uk/Property/BUS307441)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1967. 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.

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