



**Connells**

Rutland Place The Rutts  
Bushey Heath Bushey

# Rutland Place The Rutts Bushey Heath Bushey WD23 1ND

for sale  
**£299,000**



## Property Description

Connells are delighted to present these stylish new rooftop apartments at Rutland Place. Thoughtfully designed to offer modern open-plan living, each apartment provides a spacious and bright living environment, perfect for both relaxing and entertaining. Homeowners will enjoy high-quality finishes, contemporary appliances, and an abundance of natural light throughout.

The development offers a selection of one-bedroom apartments, each featuring two private terraces, ideal for enjoying outdoor space, while the three-bedroom apartments come with four terraces, providing even more space for outdoor living and entertaining.

Conveniently located just moments from Bushey Heath High Street, these apartments benefit from excellent road and rail links to London. Bushey Heath Primary School is just 0.43 miles away, making it an excellent choice for families with young children.

Bushey is known for its strong sense of community, hosting a prestigious annual festival, a quarter marathon, and home to several local sports teams. The High Street offers a post office, convenience stores, independent shops, and a selection of quality restaurants and traditional country pubs. In the surrounding areas, you'll find a range of supermarkets, including Tesco Extra, Sainsbury's, and Asda Superstore.

Nearby Watford is renowned as Hertfordshire's top shopping and leisure destination. The Atria Shopping Centre

boasts over 150 stores, including Marks & Spencer, TK Maxx, Next, and Zara, along

## Development Features:

### Kitchen

- Bespoke handle-less soft closing units
- White quartz worktops
- BOSCH fan assisted oven
- BOSCH induction hob
- Extractor fan
- BOSCH microwave
- Candy integrated fridge / freezer
- Candy integrated washer/dryer.
- Candy integrated washing machine
- Chrome mounted kitchen tap
- LED spotlights

### Bathroom

- Marble effect floor and wall tiles
- Wall hung basin and mounted vanity unit
- GROHE Wall mounted WC.
- White sanitary ware
- Bath with wall mounted thermostatic multi valve
- Wall-mounted rainfall overhead shower and handheld shower
- Bath shower screen
- Large Fitted mirror
- LED spotlights & LED motion sensor floor lights



Interiors

Herringbone effect laminate flooring in lounge and hallway

Luxury carpet to bedroom

Walls painted white finish

Exteriors

Terraces with double glazed sliding doors

Double glazed windows

Well maintained communal gardens

Security

Each flat fitted with an Aperta video intercom system

Heating And Electrics

Amiente Underfloor heating system

Tempest Heat Pump hot water cylinder

Double sockets with USB in bedrooms

Bed side lights

Connections By Train/ Bus

Bushey Station is just 2.2 miles and residents can be in central London in 15 minutes by train. Bushey station runs regular fast services to Euston and offers connecting services to the London Underground (Bakerloo line) at Harrow and Wealdstone Station. Stanmore tube station offers a convenient alternative, with West End's Bond Street just 33 minutes away on the London Underground and commuters can reach Baker Street on the Jubilee line in approximately 30 minutes. TFL 142 and 258 bus routes are also a 10-15 minute walk from the site.

Connections By Road

Bushey Train Station | 2.2 miles

Watford Town Centre | 2.9 miles

M1 Junction 5 | 3.2 miles

Stanmore Train Station | 3.8 miles

M25 junction 19 | 6 miles

Luton Airport | 18.9 miles

London Heathrow | 24.7 miles

Tenure

999 years remaining on the lease with peppercorn ground rent.

Disclaimer

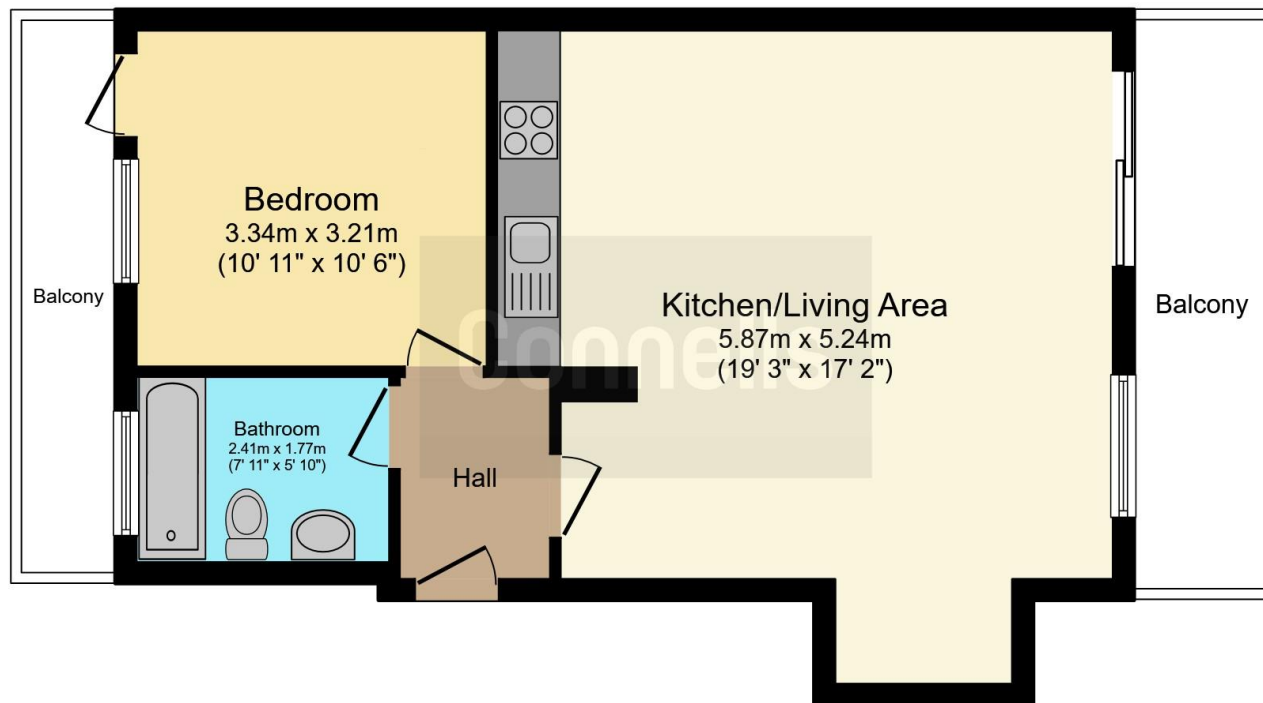
The specification provided is based on visible observations of the property. The developer reserves the right to amend specifications, designs, floor plans, and site plans without notice. Room dimensions are approximate and should not be relied upon for ordering floor coverings or furnishings. Any photographs, computer-generated images, or artistic representations are for illustrative purposes only and may not accurately depict the actual fittings, furnishings, or finishes at the property. The specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. All journey times stated are approximate and sourced from Google.com, tfl.gov.uk, and crossrail.co.uk.











Total floor area 50.1 m<sup>2</sup> (539 sq.ft.) approx

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

**T 020 8950 4404**  
**E [bushey@connells.co.uk](mailto:bushey@connells.co.uk)**

86 High Street  
 BUSHEY WD23 3HD

**EPC Rating: A**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS307898](http://connells.co.uk/Property/BUS307898)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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