



AN EXCLUSIVE COLLECTION OF 8 ROOF TOP APARTMENTS IN THE HEART OF BUSHEY HEATH.
SPACIOUS HOMES IN A PEACEFUL LOCATION, IDEAL FOR FIRST TIME BUYERS, FAMILIES AND INVESTMENT
WITH A HIGH SPECIFICATION & OUTSIDE SPACE.

Brand New Stylish Roof Top Floor Apartments

High Specification Throughout

Open Plan Living Ideal For Modern Living

1 Beds - 2 x Private Terraces

3 Beds - 4 x Private Terraces

Bespoke Handleless Kitchens With Integrated

Bosch Appliances

Fully Tiled Marble Effect Luxurious Bathrooms

Underfloor Heating Throughout

Energy Efficient – EPC A Rating



THE DEVELOPMENT

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.

LOCATION

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 with a variety of restaurants and cafés. There's also a bustling outdoor market.

For nightlife, Bushey's variety of restaurants and pubs complement Watford's extensive offerings, including the internationally recognized Watford Colosseum, Watford Palace Theatre, and the Pump House Arts Centre. Watford also features a multi-screen Vue cinema at Woodside Leisure Park and an IMAX cinema theatre in the town centre.



LOCAL CONNECTIONS



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

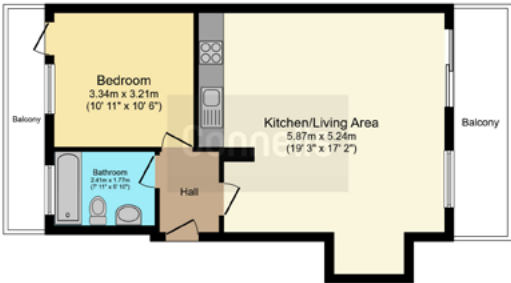


Luton Airport - 18.9 miles



London Heathrow - 24.7 miles

FLOORPLANS

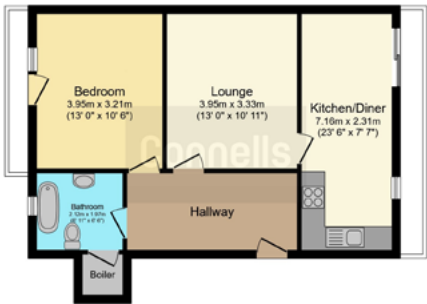


BED	SQM	SQFT
1	50.1	539

Kitchen/Living 19'3" x 17'2"

Bedroom 10'11" x 10'6"

Bathroom 7'11" x 5'10"



BED	SQM	SQFT
1	51.1	550

Kitchen/Diner 23'6" x 7'7"

Lounge 13'0" x 10'11"

Bedroom 13'0" x 10'6"

Bathroom 6'11" x 6'6"



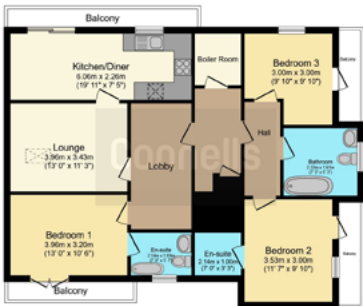
BED	SQM	SQFT
3	108.5	1,168

Kitchen/Living 20'7" x 19'2"

Bedroom 1 13'0" x 11'0"

Bedroom 2 12'7" x 10'3"

Bedroom 3 10'4" x 9'11"



BED	SQM	SQFT
3	94.2	1,014

Kitchen/Diner 19'11" x 7'5"

Lounge 13'0" x 11'3"

Bedroom 1 13'0" x 10'6"

Bedroom 2 11'7" x 9'10"

Bedroom 3 9'10" x 9'10"



SPECIFICATION

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 / Ensuites:

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

Exteriors:

Terraces with double glazed sliding doors
Double glazed windows
Double glazed skylight in lounge in 3 bedroom apartments
Well maintained communal gardens

Interiors:

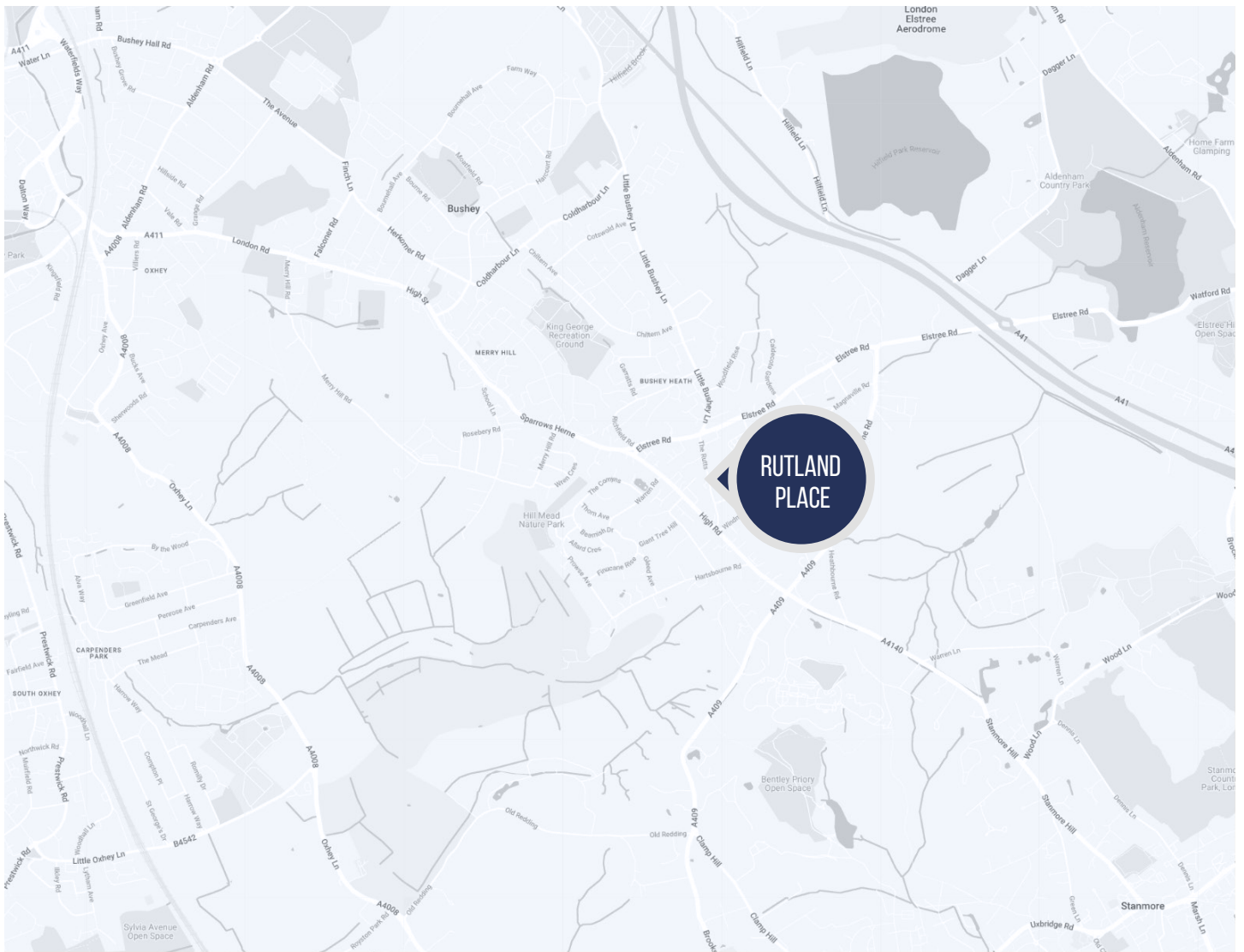
Herringbone effect laminate flooring in lounge and hallway
Luxury carpet to bedroom
Walls painted white finish

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
High speed fibre-optic internet connectivity



CALL US TODAY TO REGISTER YOUR INTEREST
020 8950 4404

Connells

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CONNELLS.CO.UK

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