



**Connells**

Rutland Place The Rutts  
Bushey Heath Bushey

# Rutland Place The Rutts Bushey Heath Bushey WD23 1ND

for sale  
**£375,000**



## Property Description

Connells are delighted to bring to the market this beautifully renovated first floor apartment, ideally situated in the heart of the highly sought after Bushey Heath.

This well presented home has been renovated throughout and offers spacious and versatile living accommodation. The property comprises two generous bedrooms, including one with en-suite, a larger-than-average reception room, a modern fitted kitchen, separate utility area, and a contemporary family-style bathroom.

Additional benefits include ample internal storage, a double garage, allocated parking, and access to well-maintained communal gardens.

The apartment is in a convenient location, just a short walk to Bushey Heath's vibrant High Street with its array of shops, cafes, delis and restaurants. Excellent transport links are also close at hand, with Bushey Station offering direct connections into London, and easy access to the A41, M1 and M25 motorways, making this a superb location for commuters.

Early viewing is highly recommended to fully appreciate the quality and location of this home.

## Entrance Hall

Door to front aspect, radiator.

## Lounge

Window to rear aspect, television point, radiator.

## Kitchen

Fitted kitchen with wall and base units, one bowl sink, induction hob, electric oven, integrated microwave, cookerhood, dishwasher, undercounter fridge.

## Utility Room

Washing machine, tumble dryer, fridge/freezer, boiler.

## Bedroom 1

Window to front aspect, radiator.

## Ensuite

Shower cubicle, wash hand basin, WC, heated towel rail.

## Bedroom 2

Window to front aspect, fitted wardrobe, radiator.

## Bathroom

Bath with mixer taps and overhead shower, vanity unit with wash hand basin, WC, heated towel rail.

## Outside

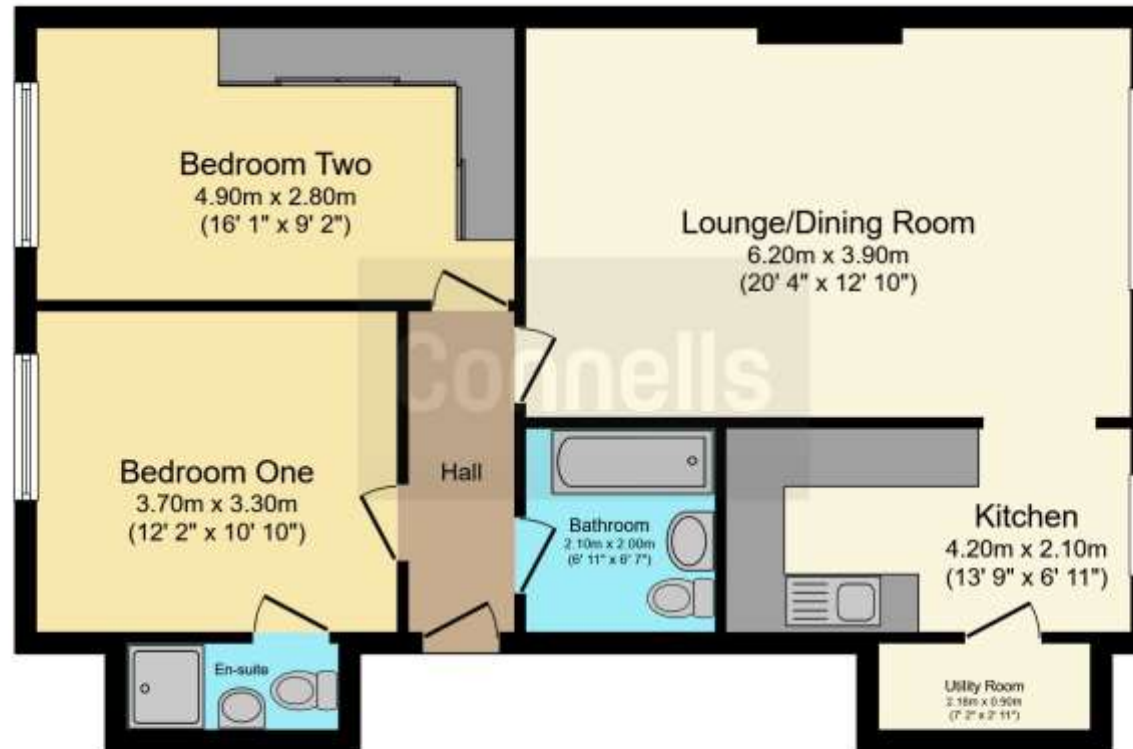
## Double Garage

Garage in block, up and over doors.









Total floor area 73.8 m<sup>2</sup> (794 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

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**E [bushey@connells.co.uk](mailto:bushey@connells.co.uk)**

86 High Street  
 BUSHEY WD23 3HD

EPC Rating: C

Council Tax  
 Band: D

Service Charge:  
 2400.00

Ground Rent:  
 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS308068](http://connells.co.uk/Property/BUS308068)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Nov 2001. 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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