

Rutland Place

The Rutts, WD23 1ND

RUTLAND PLACE



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

incorporating LANGLEYS

Rutland Place

The Rutts, WD23 1ND

£350,000

- Two Bedroom Apartment
- Lounge/Dining Room
 - Kitchen
 - Bathroom
- Well Presented
- Gas Fired Central Heating
- Double Length Garage
 - Long Lease





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JW & Co are delighted to offer this this SECOND FLOOR PURPOSE-BUILT FLAT boasting two spacious double bedrooms. Nestled within a sought-after residential block off The Rutts, it enjoys a prime location just steps away from Bushey Heath's bustling shopping and transport amenities. The property is conveniently situated approximately two miles from Bushey's Mainline Station.

Inside, the accommodation features an open-plan lounge seamlessly connected to a well-appointed fitted kitchen, a utility room, two generously sized double bedrooms, and a bathroom. Outside, the property offers the added perks of a spacious double-length garage and access to communal gardens. With the added advantage of no upper chain, this residence presents a modern and comfortable living opportunity.

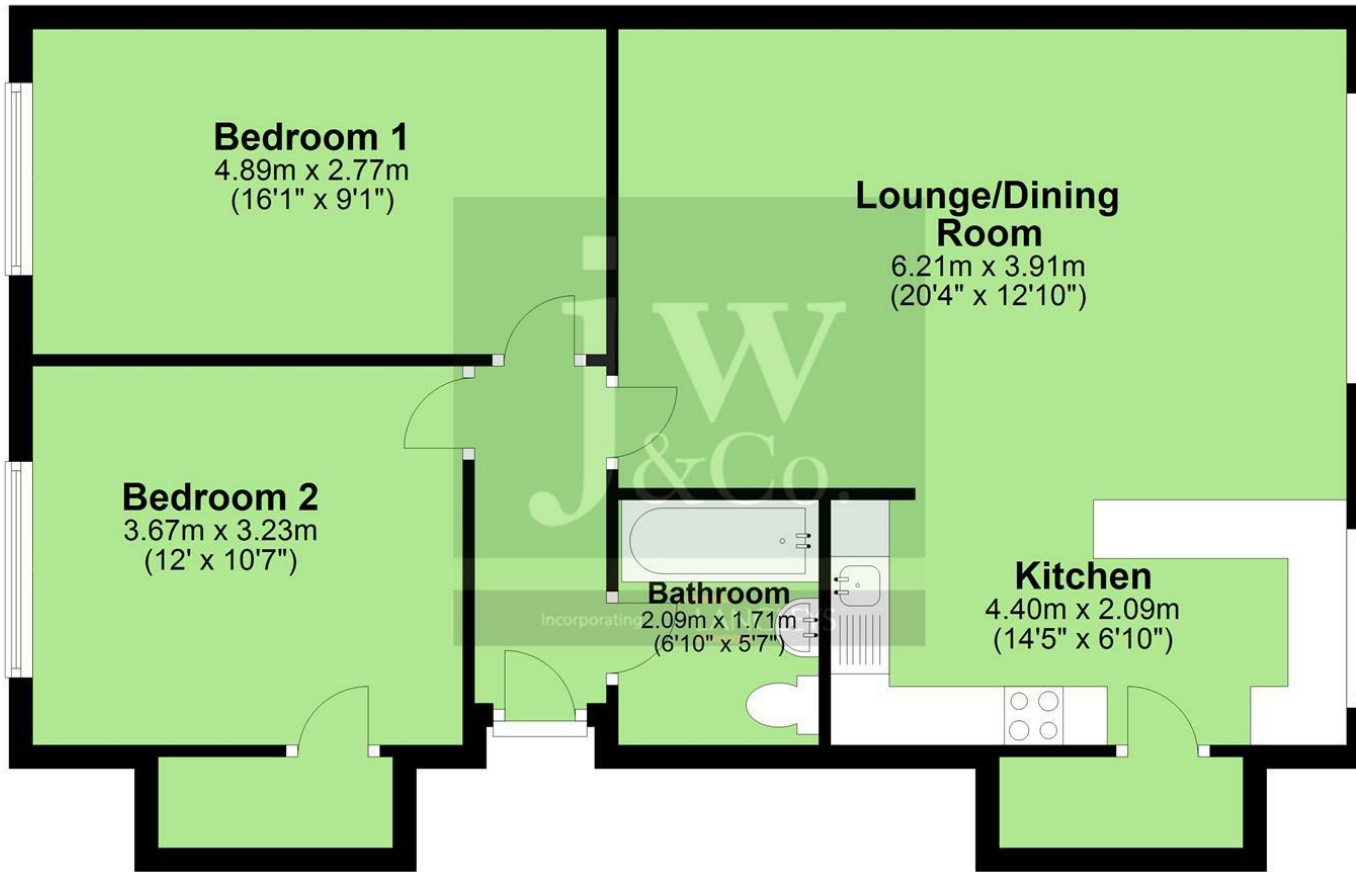


Second Floor

Approx. 71.4 sq. metres (768.9 sq. feet)



JW&Co Bushey Village
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Lounge/dining room
20'5" x 12'10" (6.22m x 3.91m)

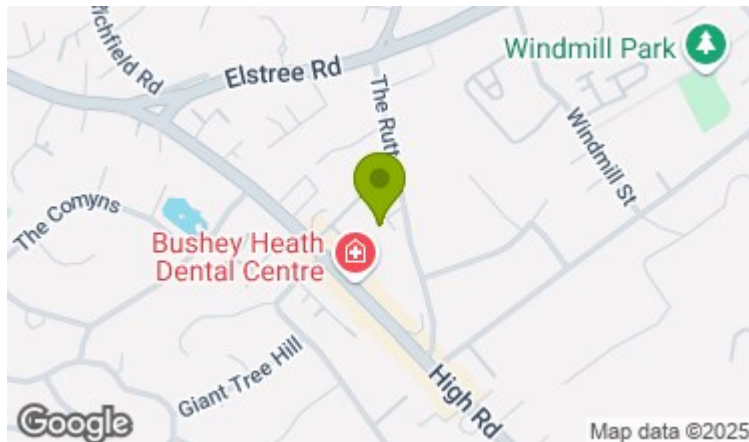
Kitchen
14'5" x 8'0" (4.39 x 2.44)

Bedroom One
16'0" x 9'0" (4.88 x 2.74)

Bedroom two
11'10" x 10'6" (3.61 x 3.20)

Bathroom
6'10 x 5'7 (2.08m x 1.70m)

Total area: approx. 71.4 sq. metres (768.9 sq. feet)



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 71 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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