



## **Powis Court, The Rutts, Bushey Heath WD23 1LL**

### **Offers In Excess Of £325,000**

A beautifully presented recently refurbished TWO BEDROOM FIRST FLOOR APARTMENT forming part of this sought after purpose built mansion block in the heart of Bushey Heath, conveniently located and within walking distance to all local shopping and transport facilities. The property is being offered in excellent decorative order and benefits from: Security Entryphone System, Double Glazed Windows, Gas Fired Heating To Radiators, Reception Room, Newly Fitted Modern Kitchen, Two Double Bedrooms, Newly Fitted Modern Bathroom, Communal Grounds.

**LONG LEASE - NO UPPER CHAIN**

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**Exterior:**



**Kitchen:**



**Reception Room:**



**Kitchen:**



**Reception Room:**



**Bedroom One:**



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**Bedroom One:**



**Bathroom:**



**Bedroom Two:**



**Tenure:**

To the best of their knowledge the seller advises us there are approximately 140 years remaining on the lease. The annual service charge is approximately £1500 PA with a peppercorn ground rent.

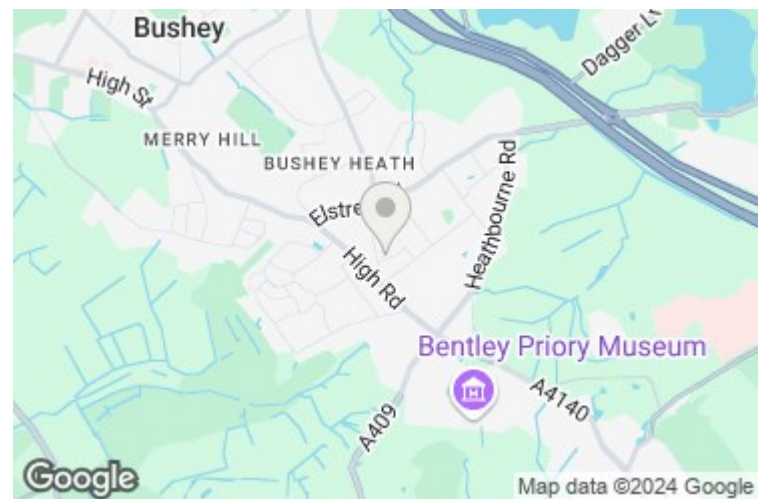
Council Tax Band D £2,179

As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

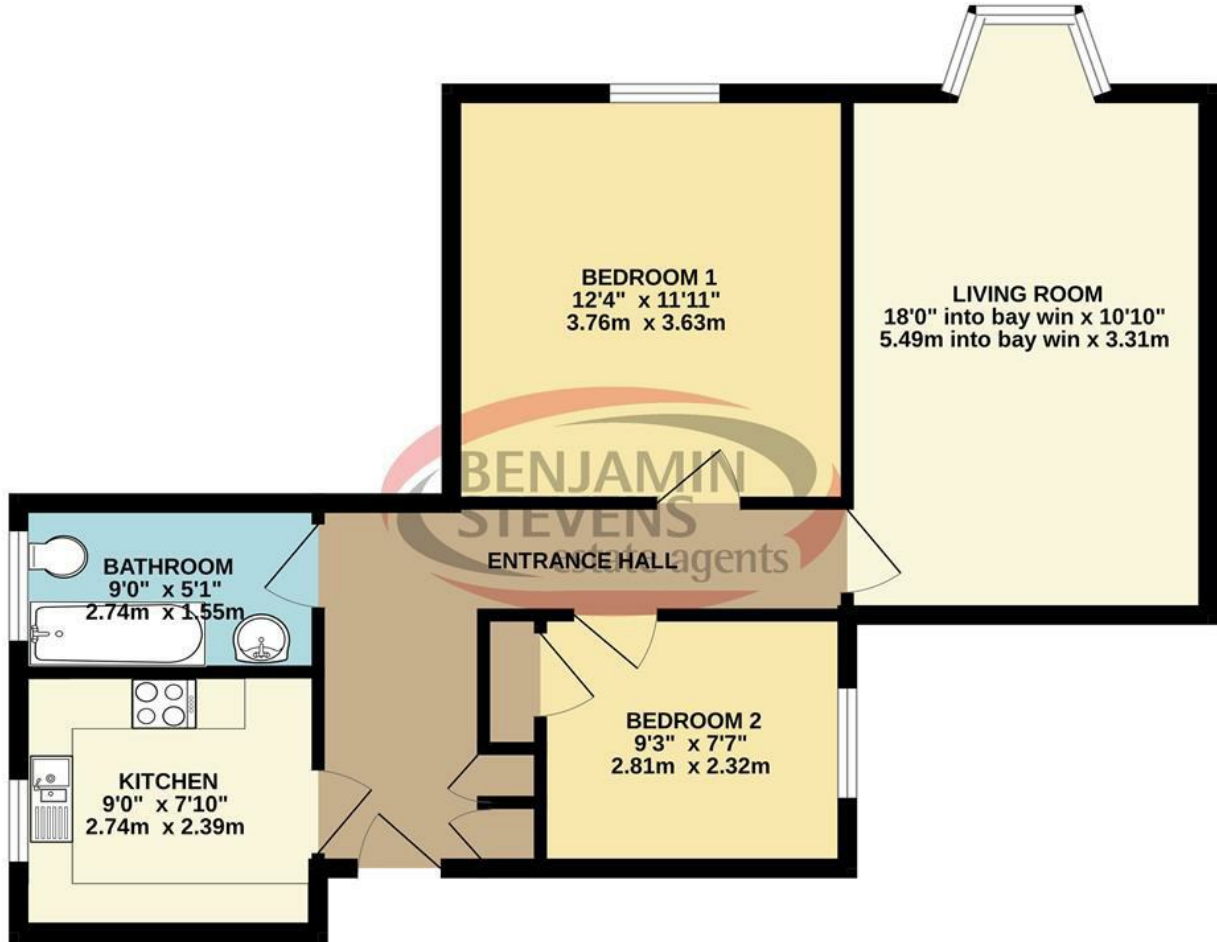
**Disclaimer:**

While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.

**Bathroom:**

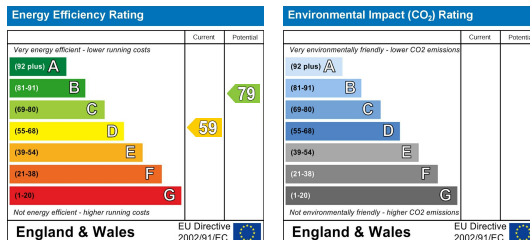


FIRST FLOOR  
616 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Edgware Office- 194 Station Road, Edgware, HA8 7AT. Tel: 020 8958 1118  
 Bushey Heath Office- 59 High Road, Bushey, WD23 1EE. Tel: 020 8950 7777  
[www.benjaminstevens.co.uk](http://www.benjaminstevens.co.uk)