



**BENJAMIN
STEVENS.**
estate agents



The Rutts, Bushey WD23 1LL

Asking Price £265,000

A well presented ONE BEDROOM GROUND 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 good decorative order and benefits from: Security Entryphone System, Double Glazed Windows, Gas Fired Heating To Radiators, Reception Room, Fitted Modern Kitchen, Double Bedroom, Bathroom, Communal Grounds and Courtyard. Private Garage on block. Residents parking.
LONG LEASE - NO UPPER CHAIN

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Exterior:



Reception Room Alternate View:



Kitchen:



Bedroom:



Reception Room:



Bathroom:



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Tenure:

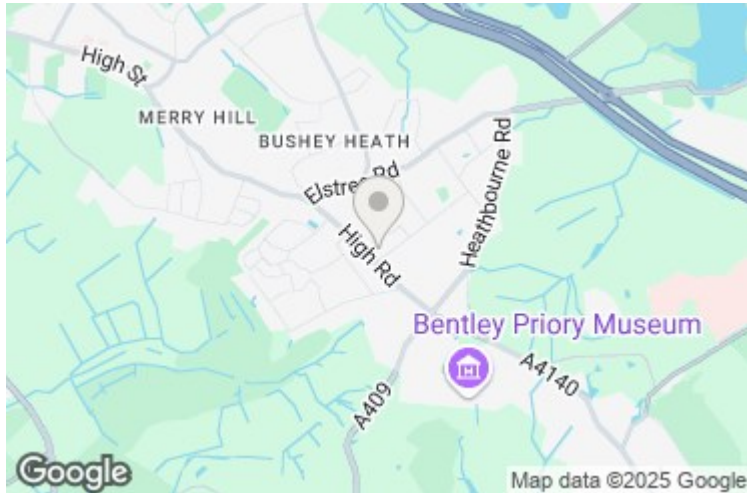
This is a leasehold property with 101 years remaining on the lease with an annual service charge of £2,000 PA and Ground Rent of £50 PA

Council Tax Band C £1,937

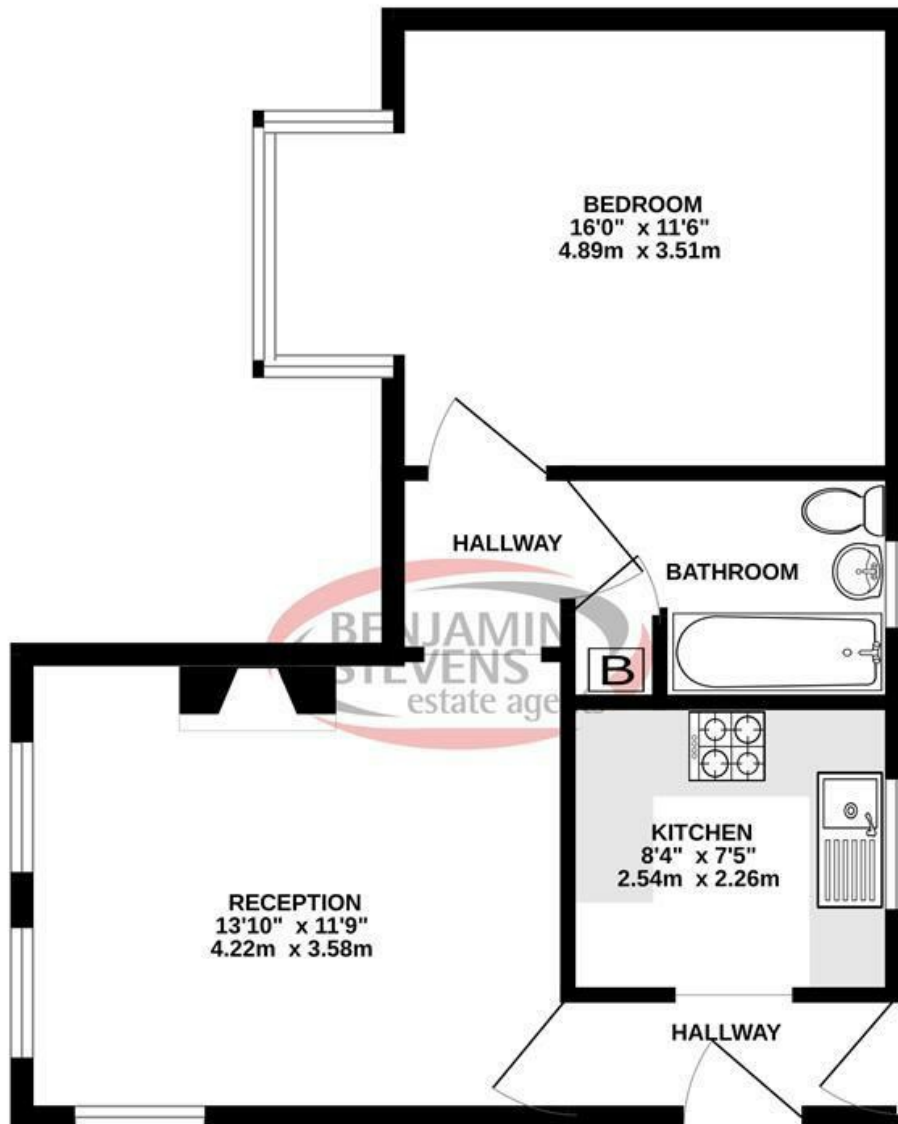
As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

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.



GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



ONE BEDROOM GROUND FLOOR

TOTAL FLOOR AREA: 480 sq.ft. (44.6 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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