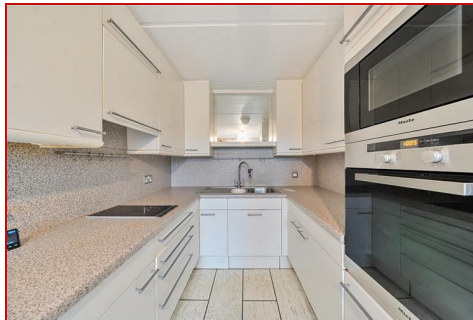




**BENJAMIN
STEVENS.**
estate agents



The Rutts, Bushey WD23 1ND

Asking Price £325,000

A bright and spacious TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT situated in a popular purpose built block in the heart of Bushey Heath, conveniently located and within walking distance to all local shopping and transport facilities. The property is in need of modernisation and benefits from: Security Entryphone System, Double Glazed Windows, Gas Fired Heating To Radiators, Reception Room, Kitchen, Two Double Bedrooms, Shower Room, Communal Communal Grounds, Double Garage. CHAIN FREE

The Rutts, Bushey WD23 1ND

Exterior:



Reception Room:



Reception Room:



Kitchen:



Reception Room:



Kitchen:



The Rutts, Bushey WD23 1ND

Bedroom One:



Bedroom Two:



Bedroom One:



Shower Room:



Bedroom Two:



Shower Room:



The Rutts, Bushey WD23 1ND

Double Garage:



Tenure:

To the best of their knowledge the vendor advises us there is annual Service Charge of £2,396.39 and an annual Ground Rent of £150

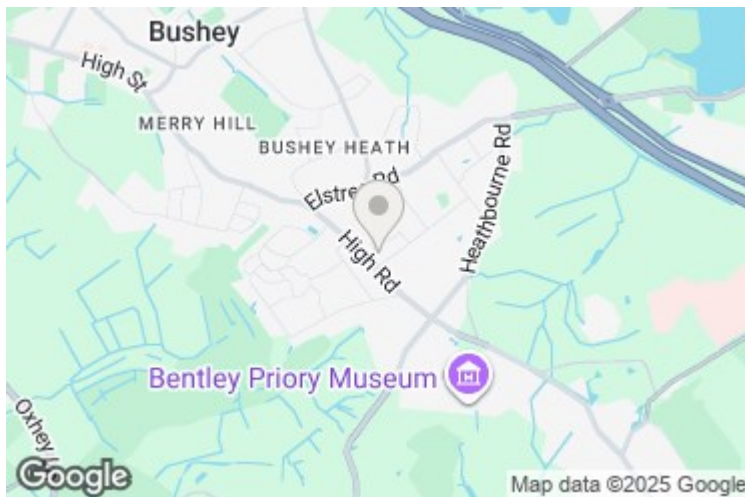
The lease is approximately 101 years

Council tax Band - D - £1685.80 PA

As always, buyers are recommended to gain verification from their 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.



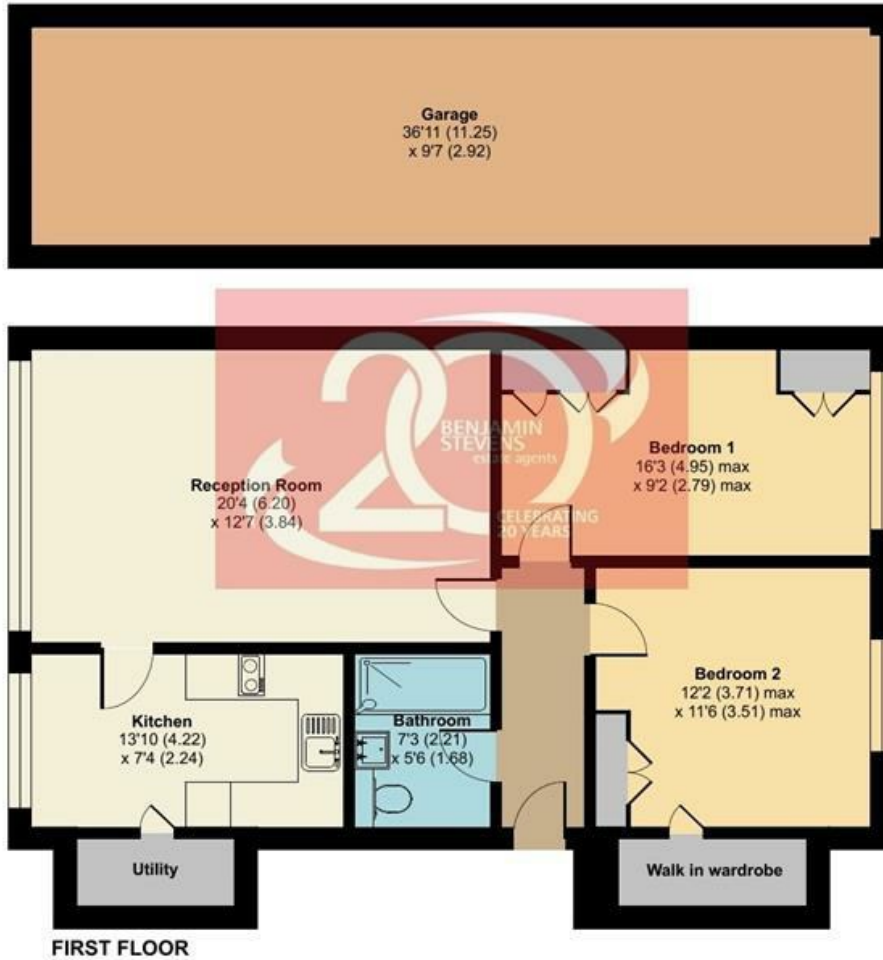
Bushey Heath, Bushey, WD23

Approximate Area = 840 sq ft / 78 sq m

Garage = 359 sq ft / 33.4 sq m

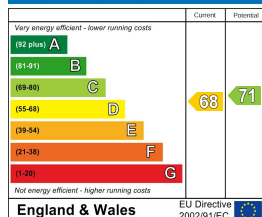
Total = 1199 sq ft / 111.4 sq m

For identification only - Not to scale

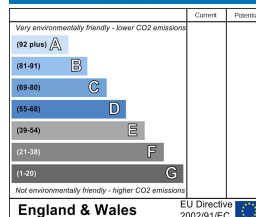


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Benjamin Stevens. REF: 1251415. © richcom 2025.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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