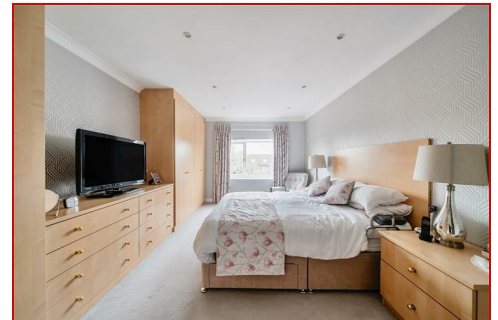




**BENJAMIN  
STEVENS.**  
estate agents



## **The Rutts, Bushey WD23 1LH**

### **Offers In Excess Of £675,000**

A beautifully presented bright and spacious THREE BEDROOM, TWO BATHROOM APARTMENT forming part is this sought after purpose build 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 benefit from: Security Entryphone System, Replacement Double Glazed Windows, Gas Fired Heating To Radiators, Lift, Spacious Entrance Hall, Reception Room, Fully Fitted Kitchen, Bedroom One With With En Suite Dressing Room & Shower Room, Two Further Bedrooms, Family Bathroom, Communal Grounds, Allocated Parking.

(The property will be sold with a new lease/share of freehold on completion)



# The Rutts, Bushey WD23 1LH

**Exterior:**



**Reception Room:**



**Entrance Hall:**



**Reception Room:**



**Reception Room:**



**Kitchen:**





# The Rutts, Bushey WD23 1LH

**Kitchen:**



**En Suite Shower Room:**



**Bedroom One:**



**Bedroom Two:**



**Bedroom One:**



**Bedroom Three:**





# The Rutts, Bushey WD23 1LH

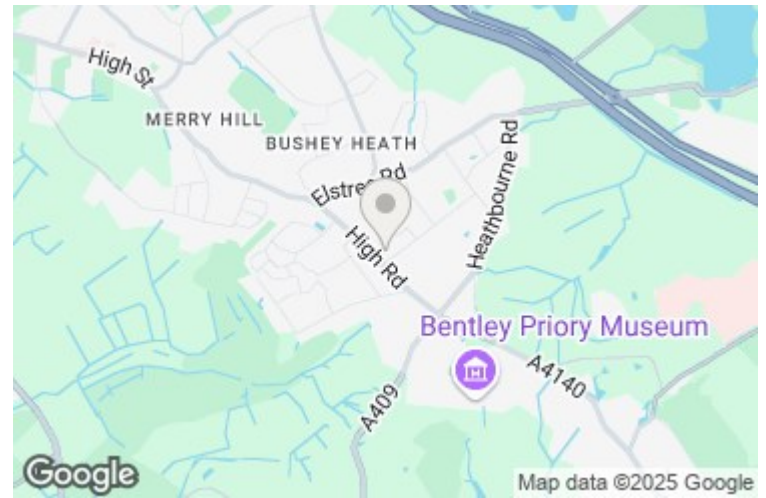
## Family Bathroom:



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.



## Exterior Rear:



## Exterior Rear/Allocated Parking:



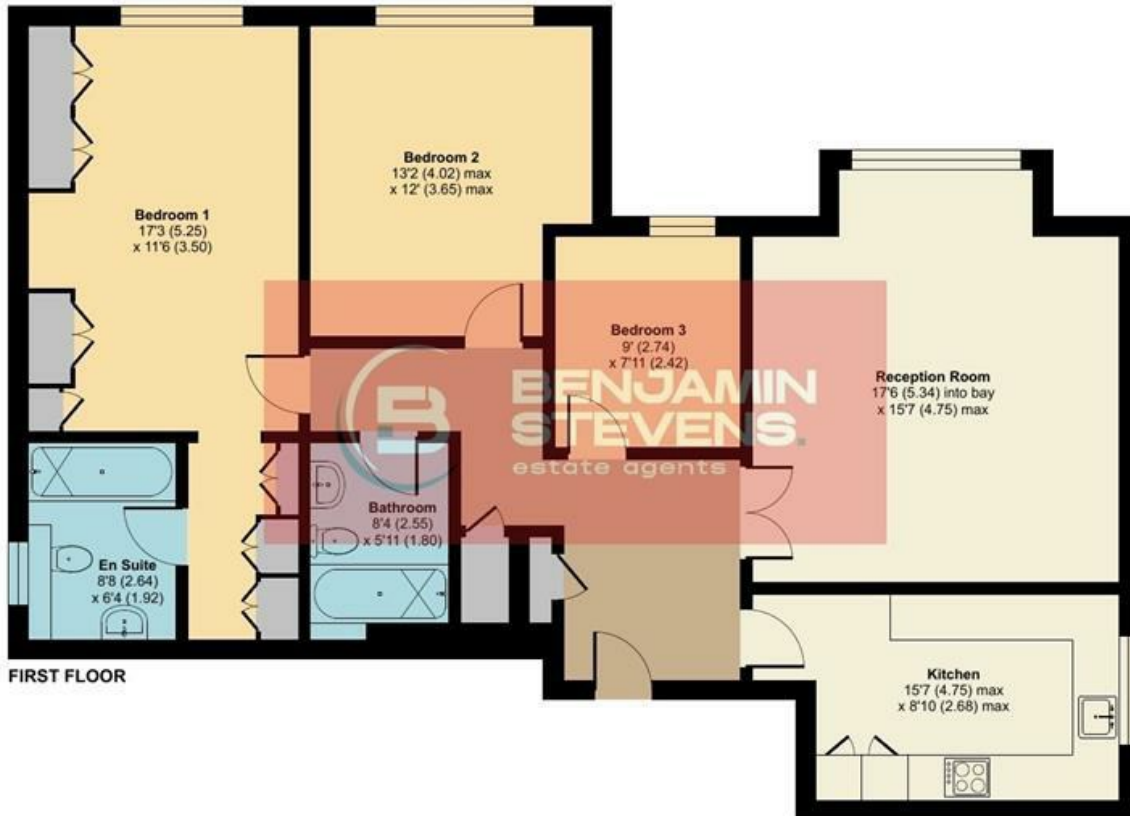
## Tenure:

This is a leasehold property and to the best of their knowledge the seller advises us the property will have approximately 999 remaining on the lease (which will be assigned on completion) with an annual service charge of approximately £2,160 per annum.  
Council Tax Band F £2,853 per annum.

# White Oaks, The Rutts, Bushey Heath, Bushey, WD23

Approximate Area = 1138 sq ft / 105.7 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: 1277403. © richcom 2025.

