



**BENJAMIN  
STEVENS.**  
estate agents



## **The Rutts, Bushey Heath WD23 1ND**

**£1,650 PCM**

A spacious and modern two double bedroom two bathroom (one en suite) purpose built flat that is on the top floor (2nd) and is located within a short walk of Bushey Heath High Road's multiple shops, cafes and restaurants.

The property is available to rent now on a part furnished basis and has many benefits such as a kitchen / diner, 20' living room, fitted wardrobes to both bedrooms and an en suite shower room to bedroom 2.

To arrange a viewing please call Benjamin Stevens on 020 3271 0111.

# The Rutts, Bushey Heath WD23 1ND

## Communal Entrance

Stairs to all floors, entry phone system

## Entrance Hallway

Entry phone

## Living Room 20'4 x 12'9 (6.20m x 3.89m)

L- shaped sofa, dining table and chairs, double glazed windows, door to kitchen/diner

## Kitchen / Diner 13'9 x 6'11 (4.19m x 2.11m)

Modern range of fitted wall and base units, electric hob with extractor hood over, electric oven, dishwasher, fridge freezer, table and chairs, double glazed window, door to utility room

## Utility Room 7'3 x 3' (2.21m x 0.91m)

Wall mounted boiler, washing machine

## Bedroom 1 16'1 x 9'2 (4.90m x 2.79m)

Range of fitted wardrobes, bedside tables, double glazed windows

## Bedroom 2 11'10 x 10'6 (3.61m x 3.20m)

Wardrobe, double glazed window, door to en suite

## En Suite Shower Room 8' x 2'7 (2.44m x 0.79m)

Modern fitted suite with tiled shower cubicle, wash hand basin, low level wc

## Bathroom 6'11 x 6'7 (2.11m x 2.01m)

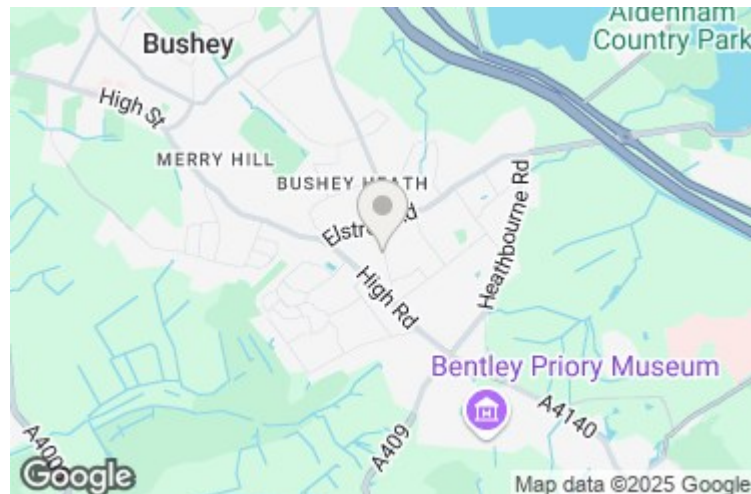
Modern fitted suite comprising bath with shower attachment over, low level wc, wash hand basin, part tiled walls

## Parking

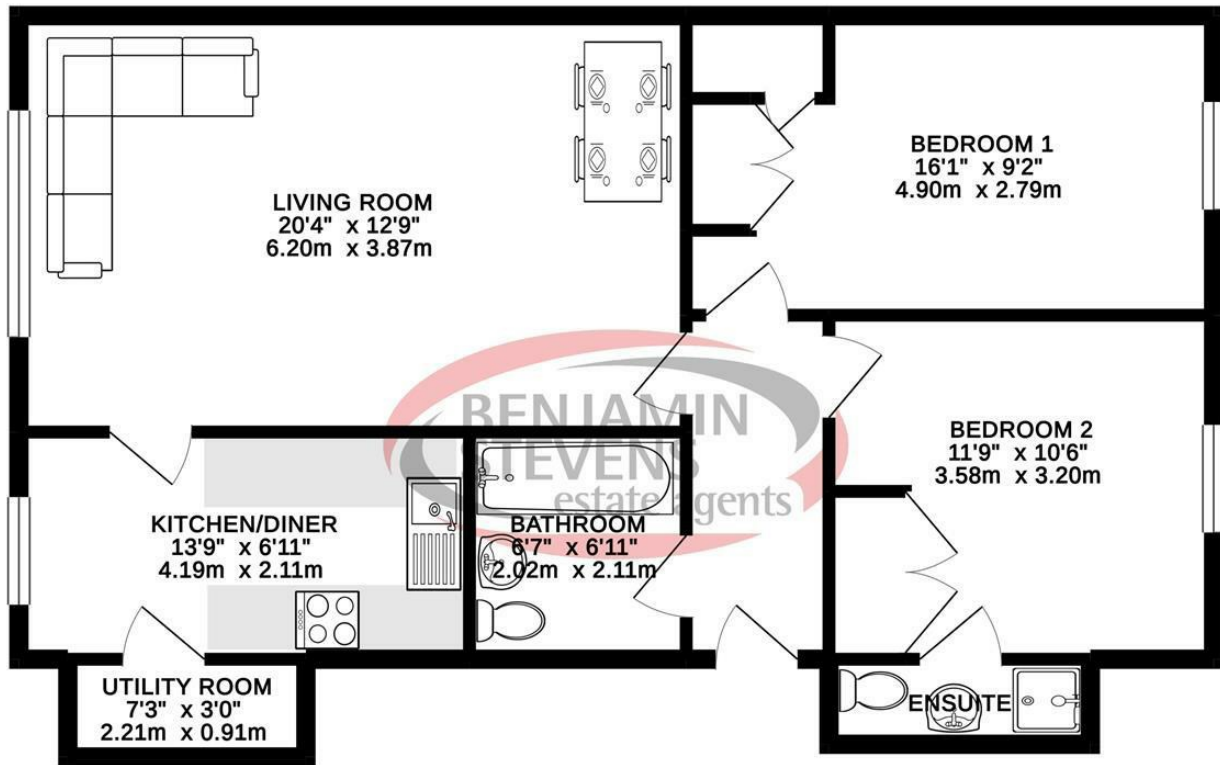
Residents Parking to the front of the block

## Council Tax

Hertsmere Council Tax Band D £1,727.85 2019/2020



SECOND FLOOR 758 sq. ft.  
( 70.4 sq. m. )



TOTAL FLOOR AREA : 758 sq. ft. ( 70.4 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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