



**Connells**

Rutland Place The Rutts  
Bushey Heath Bushey

# Rutland Place The Rutts Bushey Heath Bushey WD23 1ND

for sale offers in excess of  
**£300,000**



## Property Description

Connells are pleased to bring to this second floor apartment to the market that is situated on a sought after cul-de-sac road in Bushey Heath. The property of two bedrooms, a larger than average reception room and fitted kitchen as well as a family style bathroom.

Benefits include a double garage, ample storage within the property access to well-maintained communal gardens as well as an allocated parking space.

The property is also conveniently located with access to several transport links including Bushey Station that provides direct links into London as well as the A41, M1 & M25 motorways.

The vibrant Bushey Heath High Street is just a short walk away providing numerous shops and eateries with Watford Shopping Centre being a short drive away providing further entertainment and recreational facilities.

## Entrance Hall

Door to front aspect and radiator.

## Lounge

20' 4" x 12' 7" ( 6.20m x 3.84m )

Window to rear and side aspect, television point and radiator.

## Kitchen

13' 7" x 7' 2" ( 4.14m x 2.18m )

Window to rear aspect, wall and base units, dishwasher, fridge/freezer, electric hob and oven, cooker-hood, one bowl sink with drainer, built in utility cupboard which includes washing machine and boiler house,

## Bedroom 1

16' 1" Into Wardrobe x 9' 1" ( 4.90m Into Wardrobe x 2.77m )

Window to front aspect, television point, built in wardrobes and radiator.

## Bedroom 2

11' 10" Into Wardrobe x 10' 8" Into Wardrobe ( 3.61m Into Wardrobe x 3.25m Into Wardrobe )

Window to front aspect, built in wardrobe and radiator.

## Bathroom

Bath with mixer taps, tiled throughout, vanity unit, wash hand basin and heated towel rail.

## Garage

Double garage in block.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [bushey@connells.co.uk](mailto:bushey@connells.co.uk)**

86 High Street  
BUSHEY WD23 3HD

EPC Rating: C Council Tax  
Band: D

Service Charge:  
1898.40

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS307323](http://connells.co.uk/Property/BUS307323)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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