



3 Rutland Place The Rutts, Bushey Heath – WD23 1ND

Offers Over **£350,000**

 **Churchills**Bushey



A beautifully presented two-bedroom ground-floor apartment in the heart of sought-after Bushey Heath

Extensively modernised and beautifully maintained, this spacious apartment offers comfortable ground-floor living with generous room sizes throughout. The bright, dual-aspect living/dining room provides an inviting setting for relaxing and entertaining, while both double bedrooms benefit from fitted storage.

Its own garage adds valuable parking or storage space, alongside shared parking and attractive communal gardens. With Bushey Heath's local amenities close at hand, this is an appealing home for first-time buyers, downsizers and anyone seeking a convenient, well-connected location.





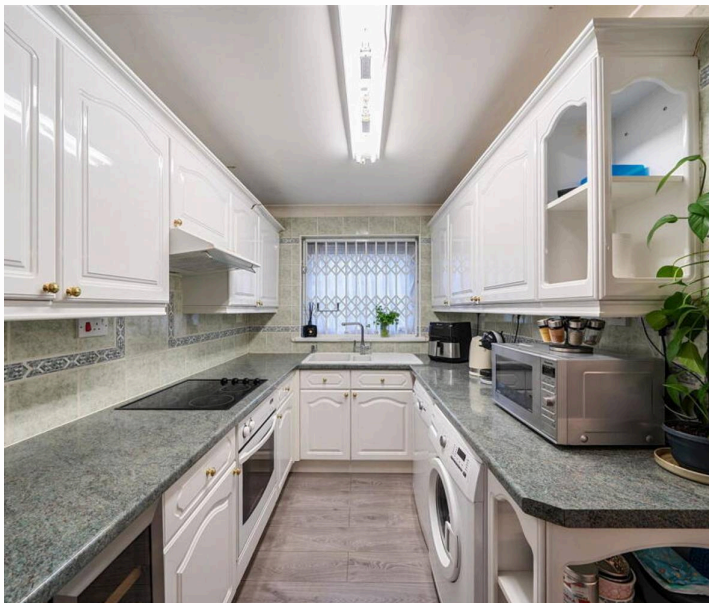
- 744 SQ FT Ground Floor Apartment
- Impressive 20ft dual-aspect Living/Dining Room
- Two Double Bedrooms with Fitted Wardrobes
- Well-appointed Kitchen and Contemporary Shower Room
- New Boiler Installed in 2025 and Full Electrical Rewire Completed in 2019
- Attractive Wood Flooring, Double Glazing and Gas Central Heating
- 147 sq ft Garage In Block Closeby
- Secure Entry Phone System, Maintained Communal Gardens and Shared Parking
- Moments from Bushey Heath High Road's Shops, Cafés and Restaurants
- Sought After Location In Bushey Heath

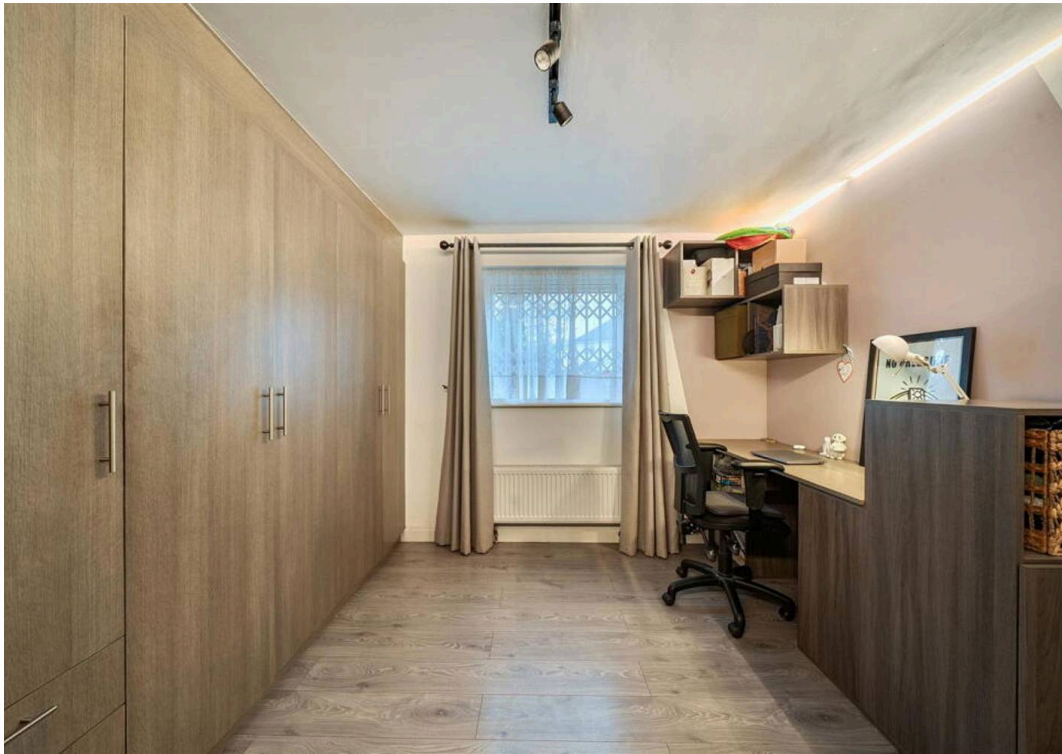
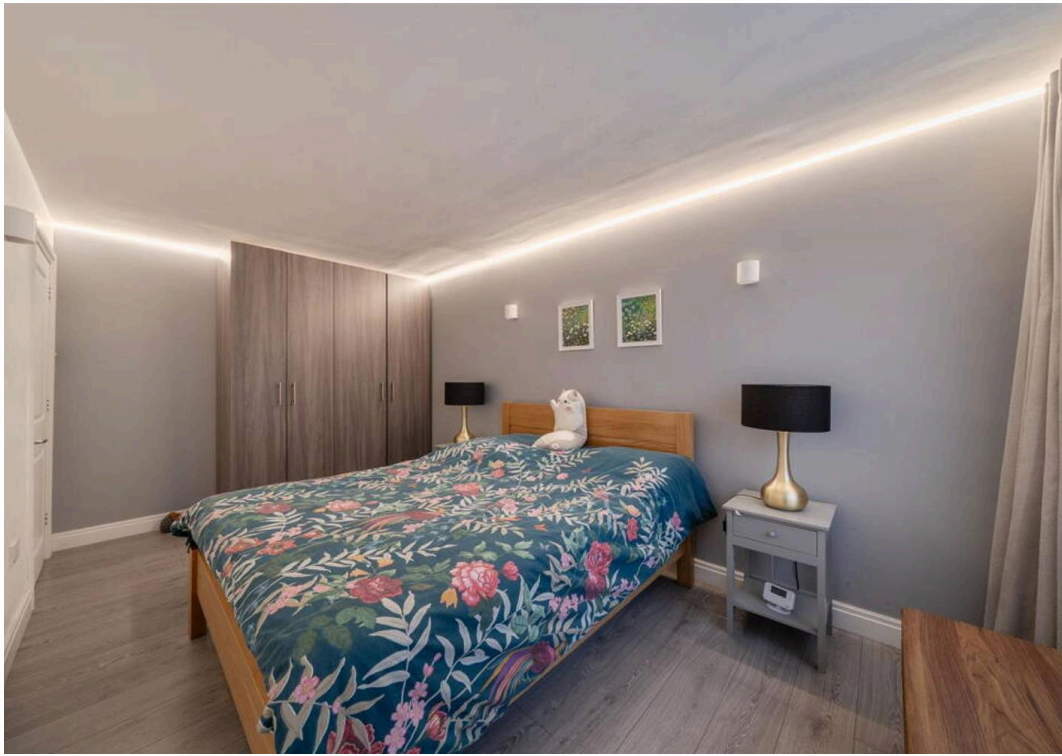
Council Tax band: D

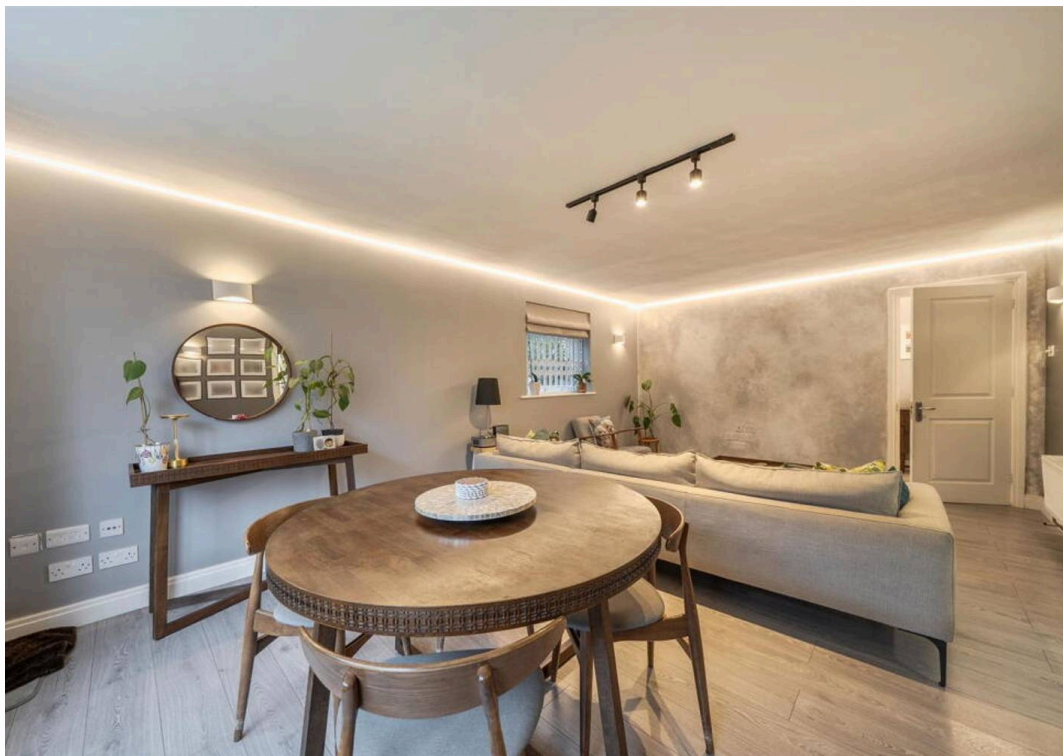
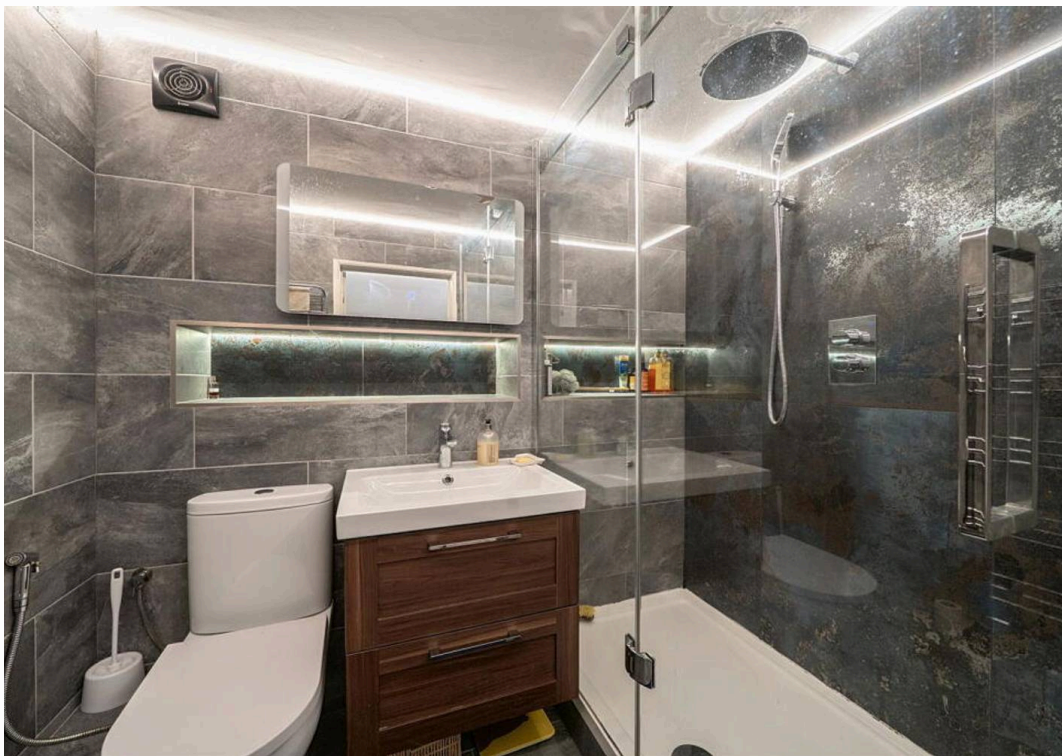
Tenure: Leasehold

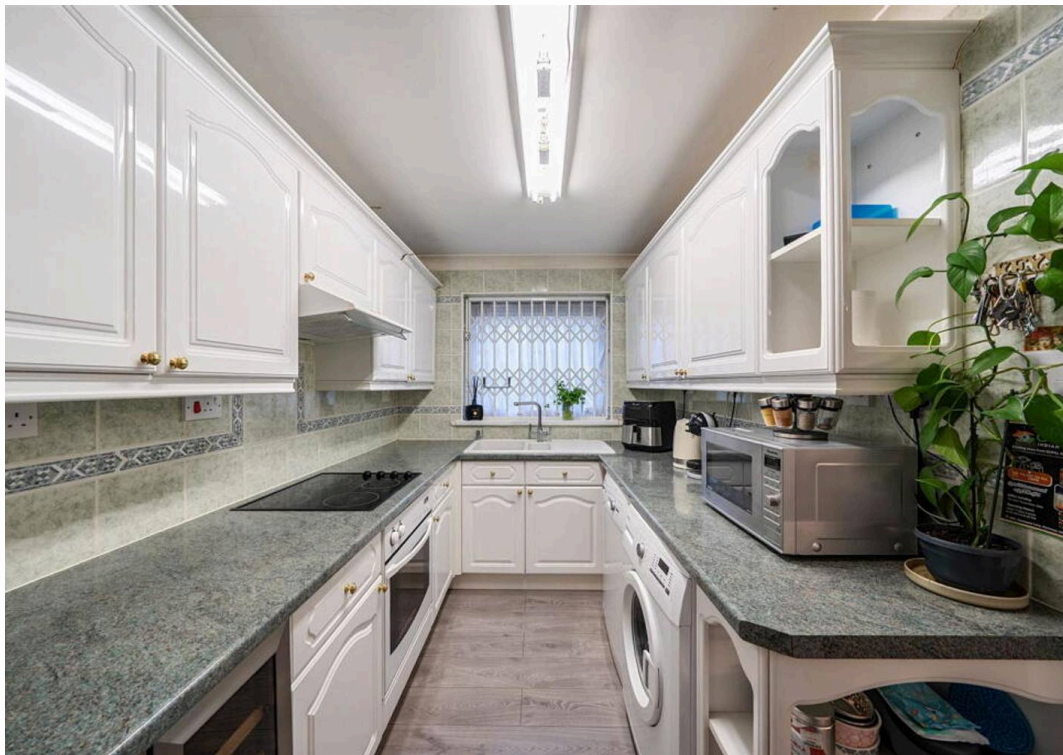
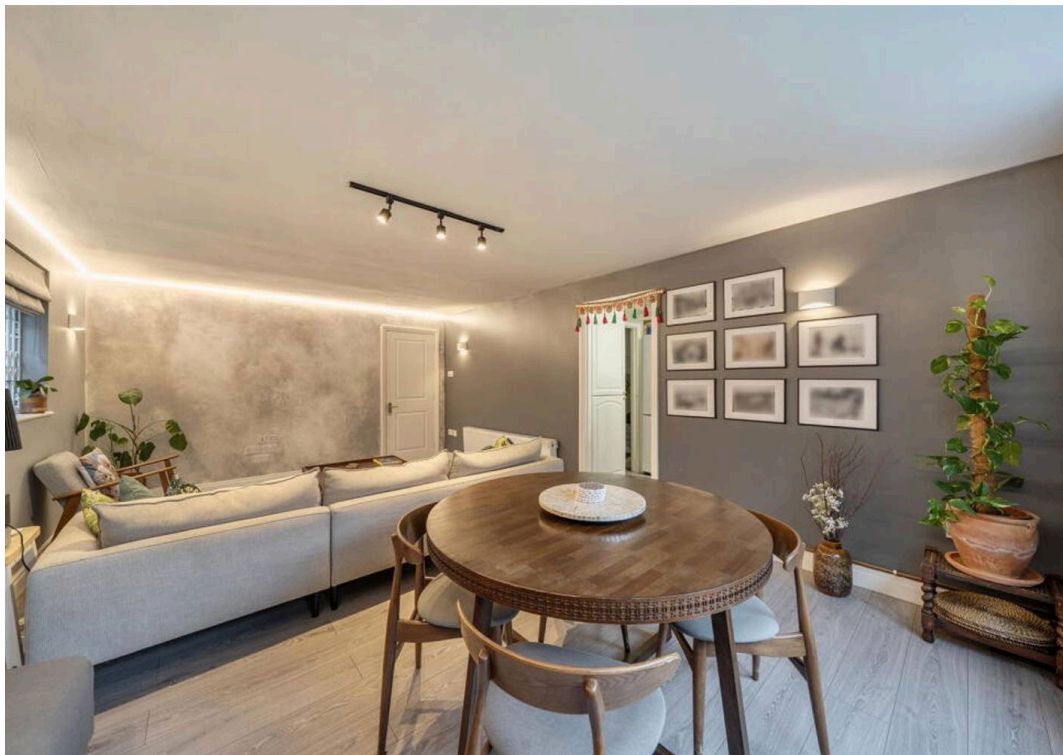
EPC Energy Efficiency Rating: C

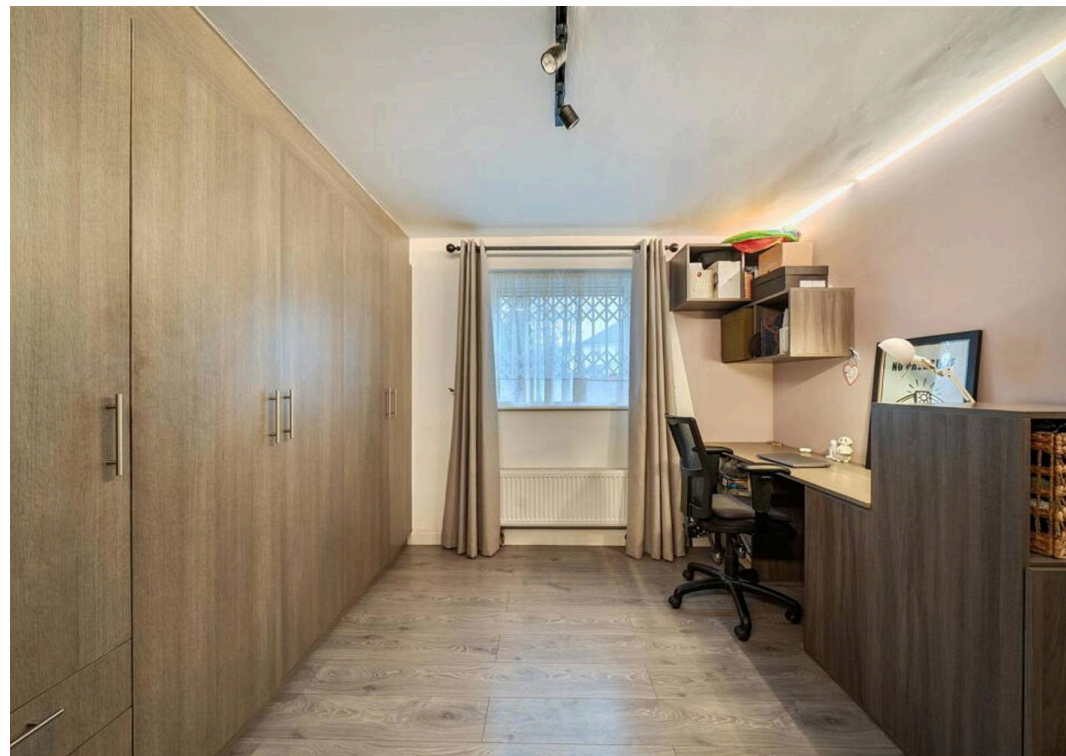
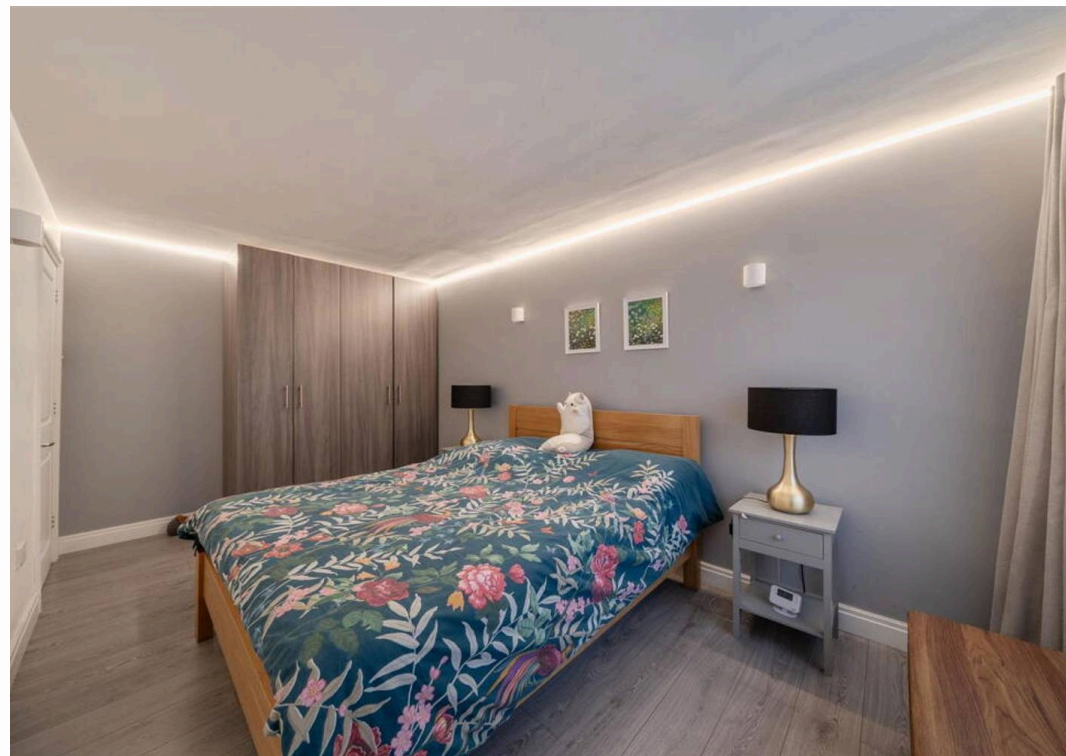
EPC Environmental Impact Rating: C



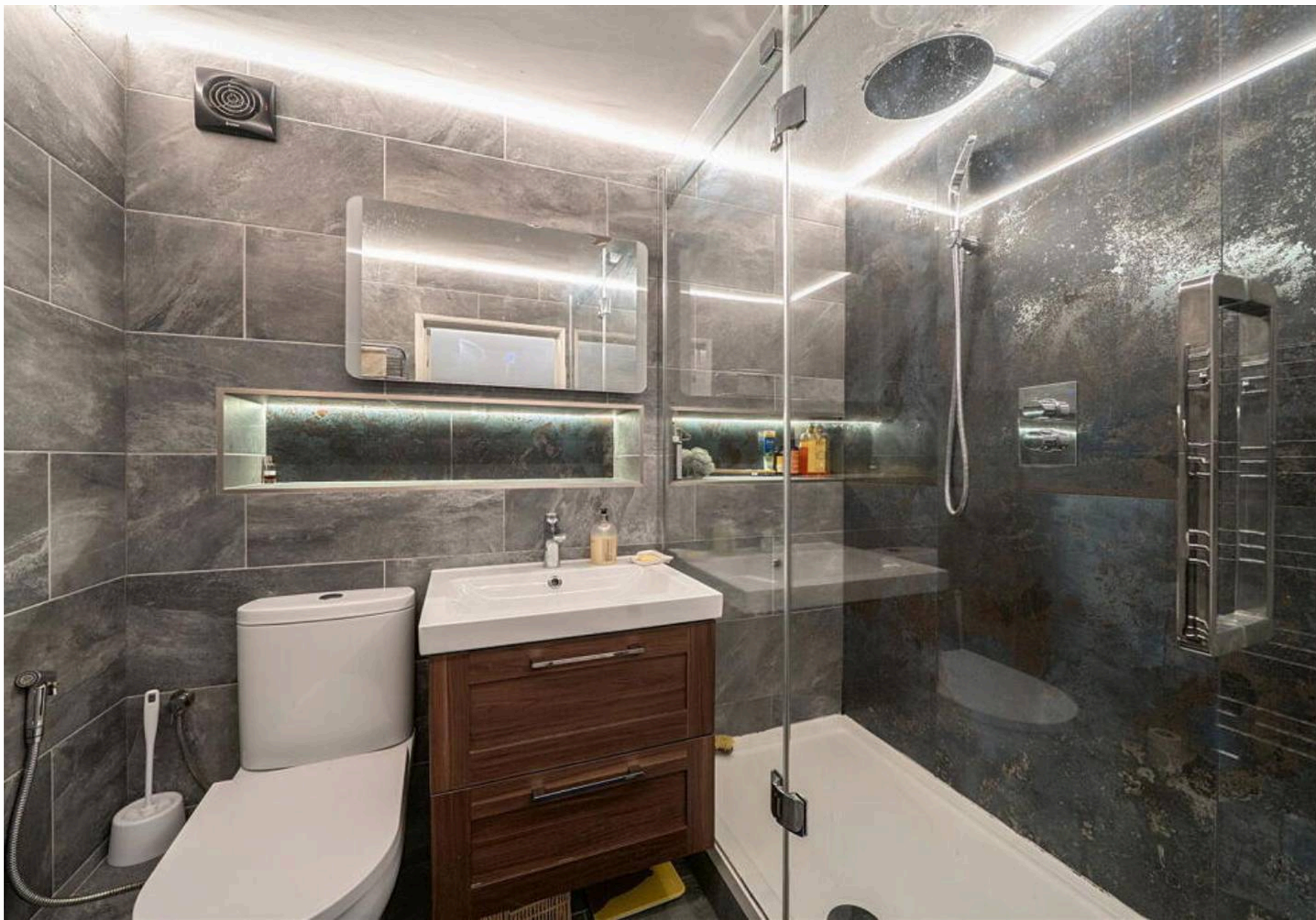






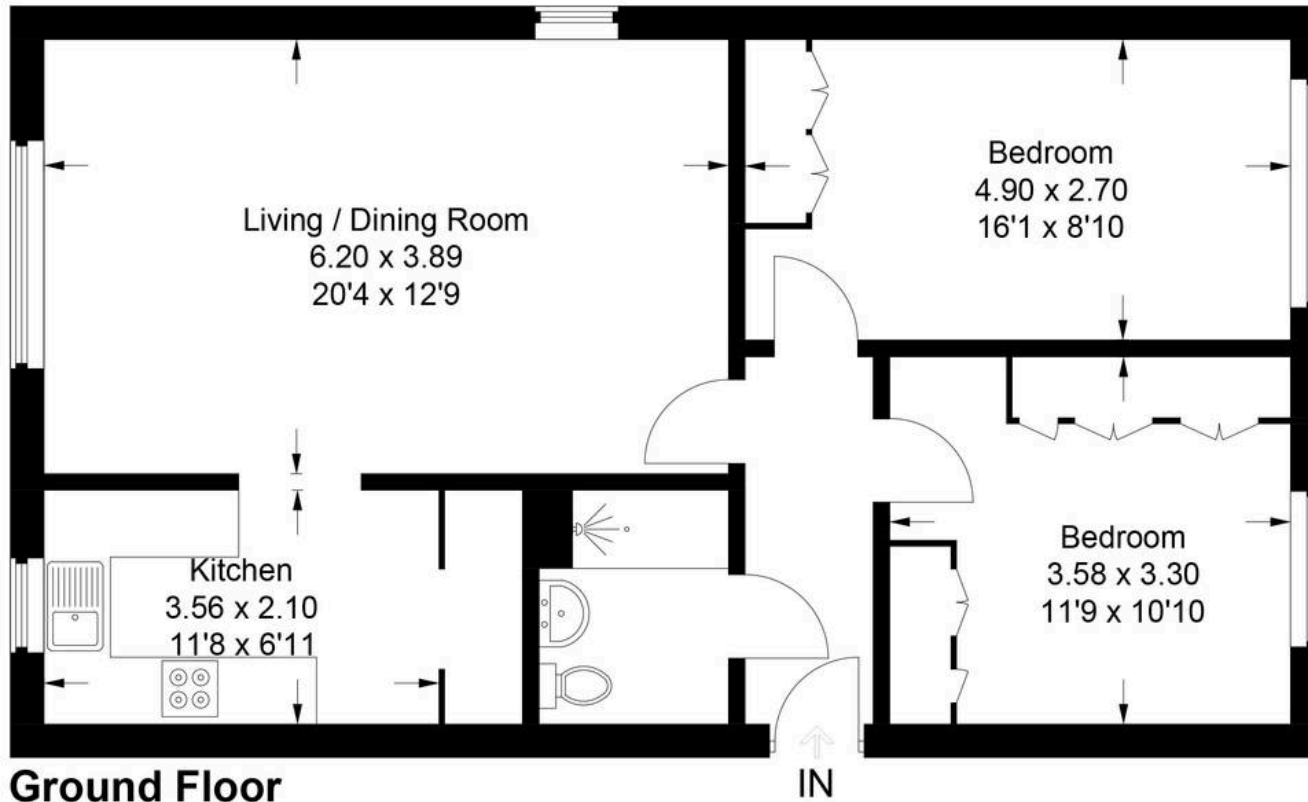




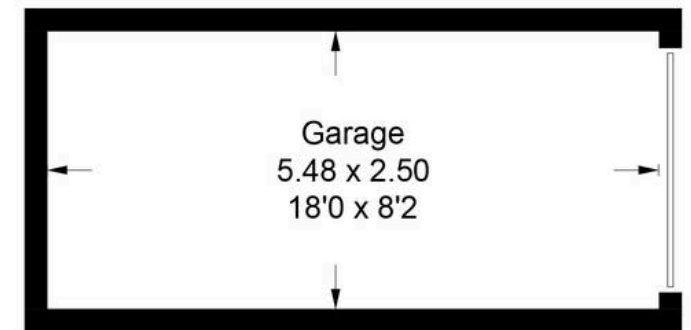


Rutland Place, The Rutts

Approximate Gross Internal Area = 69.1 sq m / 744 sq ft
Garage = 13.6 sq m / 147 sq ft
Total = 82.7 sq m / 891 sq ft



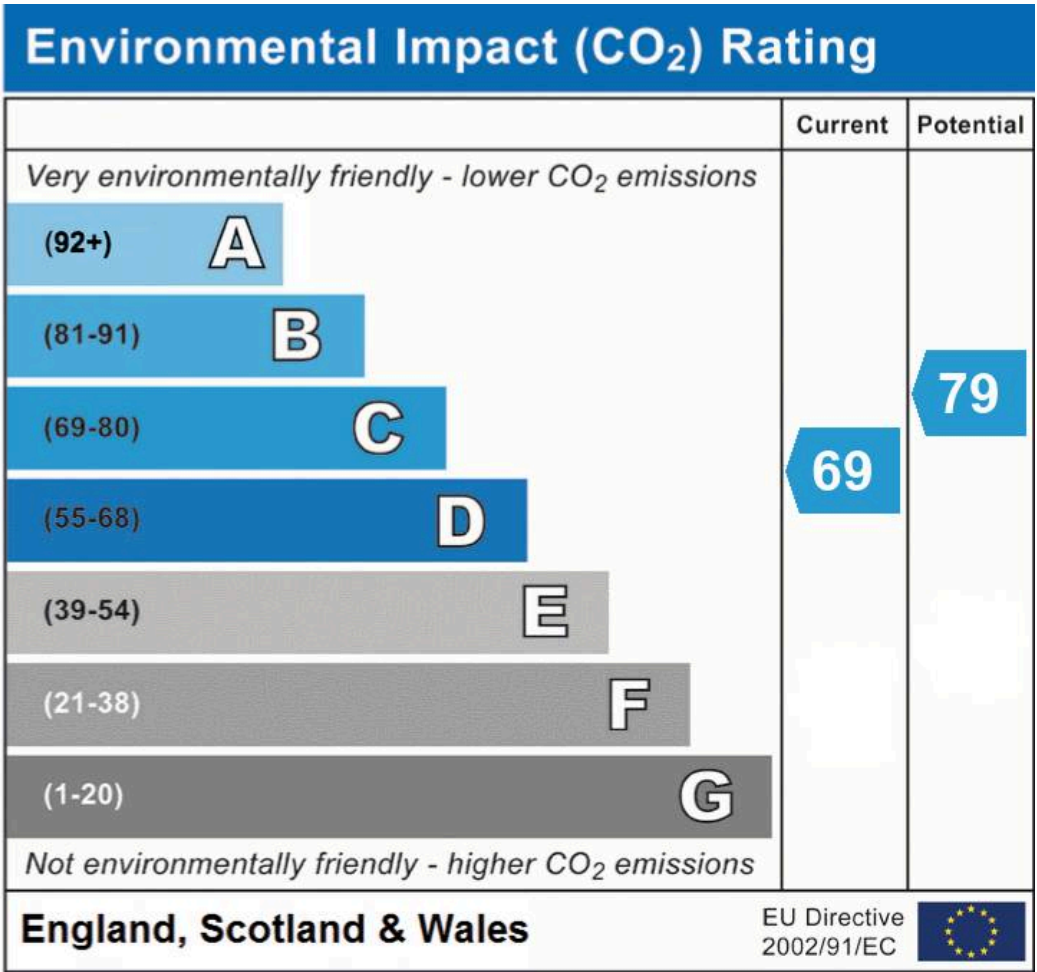
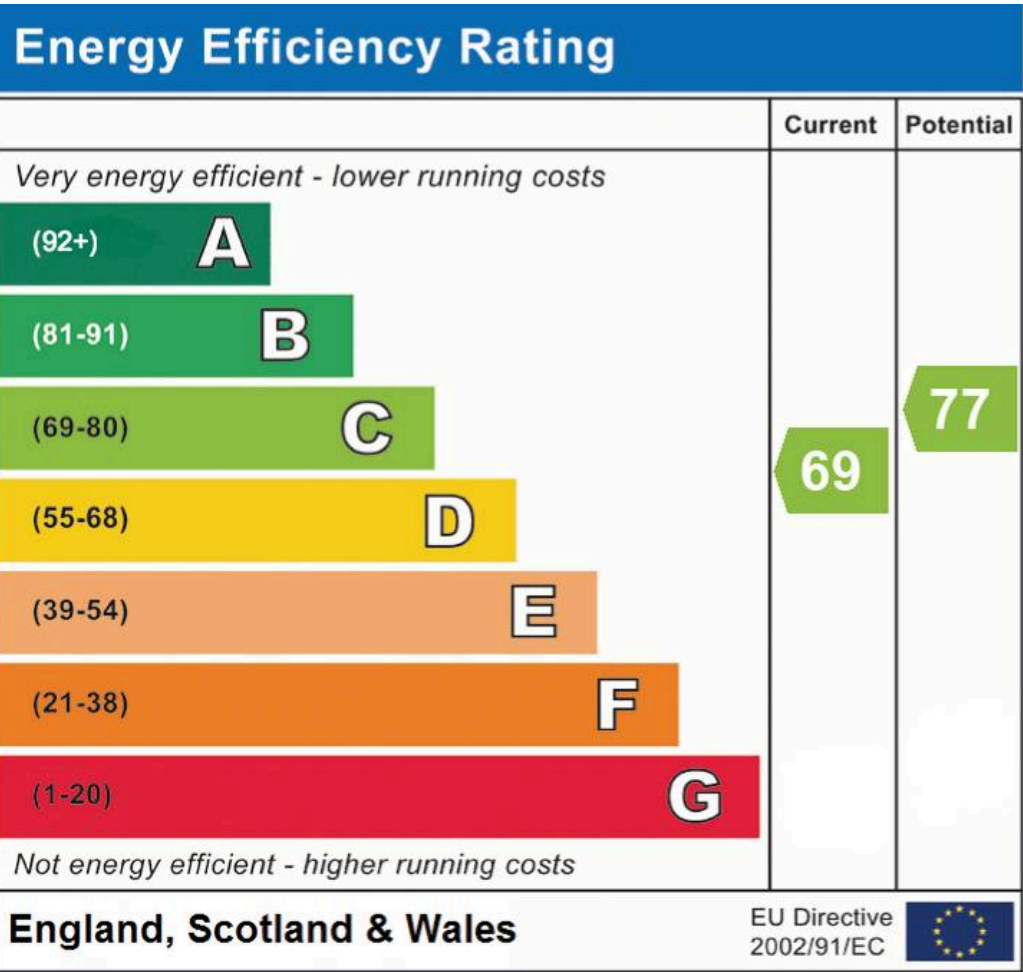
Ground Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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