



3 Rutland Place The Rutts, Bushey Heath – WD23 1ND
£375,000

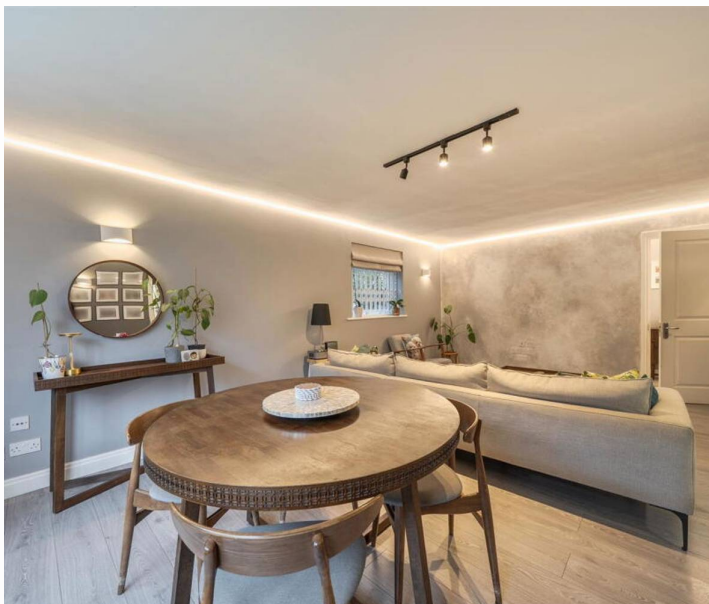
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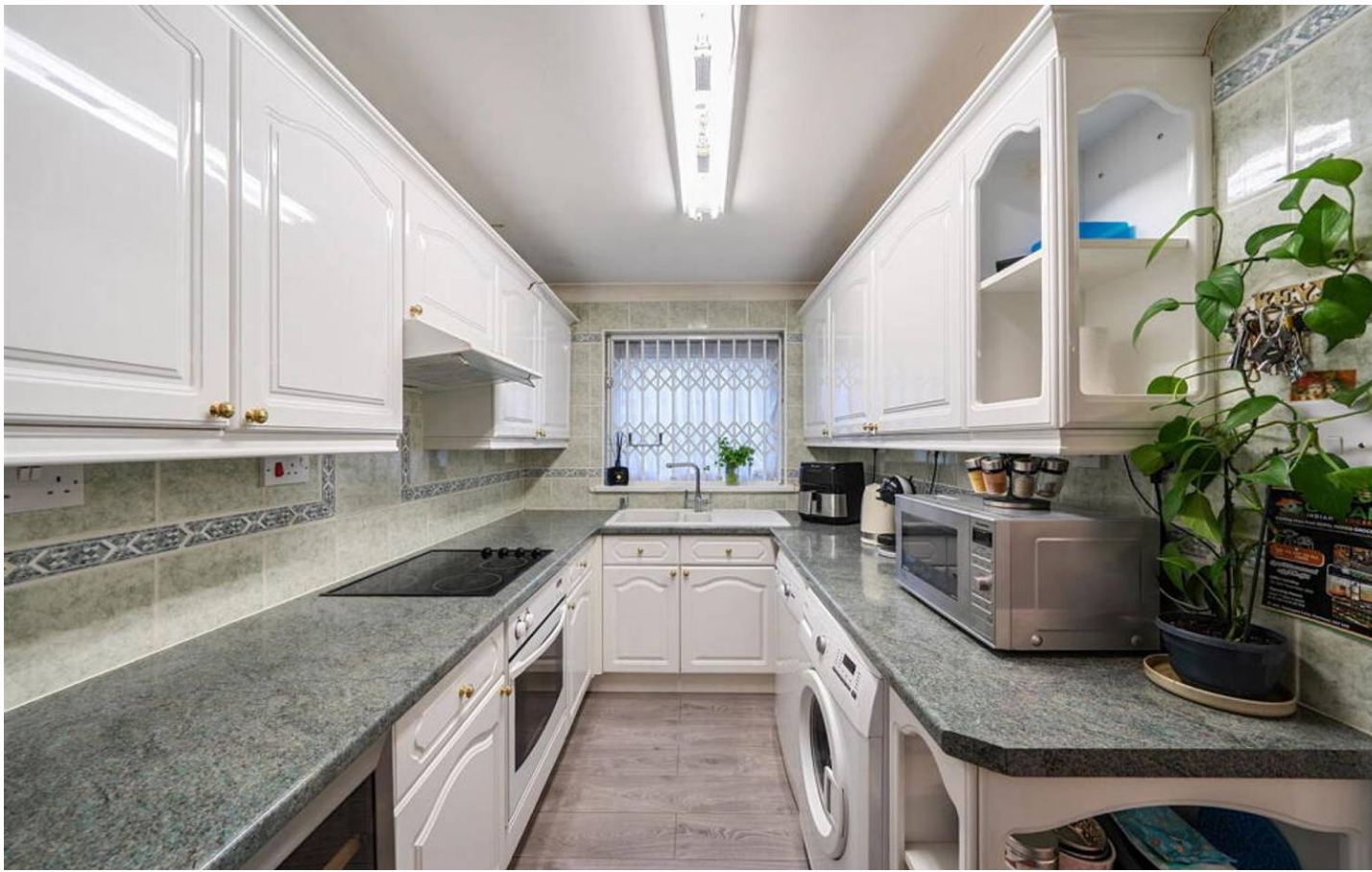


Enjoying the perfect blend of comfort and convenience, this beautifully presented 2 bedroom, purpose built ground floor apartment occupies a prime position in the heart of the highly sought after Bushey Heath.

The bright and spacious accommodation includes a dual aspect 20ft living/dining room, a well appointed kitchen, two generous double bedrooms, both with fitted wardrobes, and a contemporary shower room. Attractive wood flooring runs throughout, complemented by double glazing, electric heating, a new boiler installed in 2025, and a full electrical rewire completed in 2019. Further benefits include a secure entry phone system, beautifully maintained communal gardens, a shared parking area, and the added advantage of a garage situated to the rear of the development.

Ideally located just moments from the vibrant High Road, the property is within easy reach of an excellent selection of restaurants, cafés, shops and places of worship, making everyday living both convenient and enjoyable. Offering a low maintenance lifestyle in one of Bushey Heath's most desirable locations, this is an ideal home for downsizers, first time buyers or those seeking the convenience of ground floor living.





- 2 Bedroom Ground Floor Flat
- Entry Phone System
- Sought After Location In Bushey Heath
- Spacious Living/ Dining Room
- All Bedrooms With Fitted Wardrobes
- New Boiler (2025)
- Well Maintained Communal Gardens
- Garage In Block Closeby

Council Tax band: D

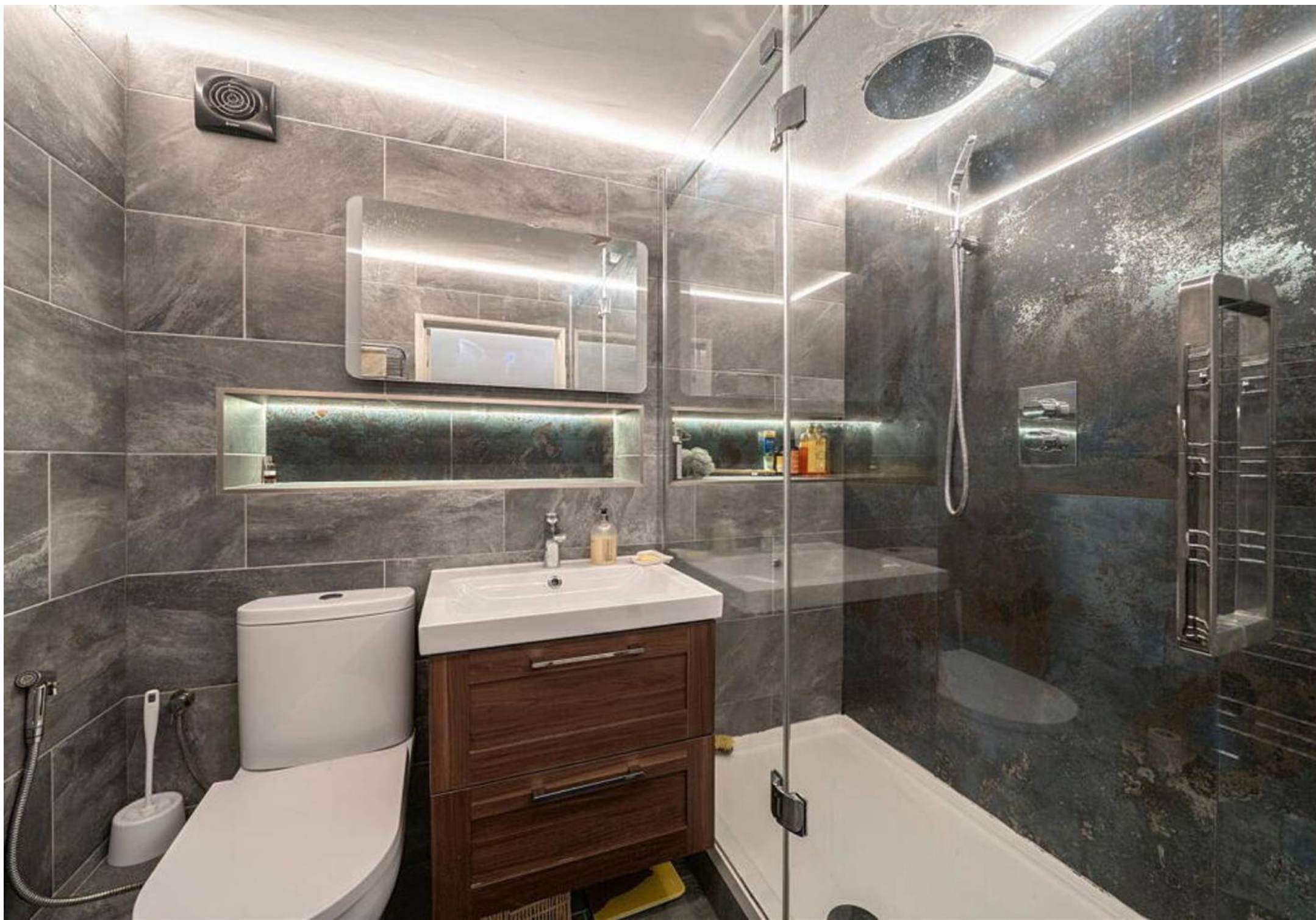
Tenure: Leasehold - The vendor informs us that there is approx 100 years left on the lease.

Service Charge is approx £2000 pa and the Ground Rent is £150 pa

EPC Energy Efficiency Rating: C



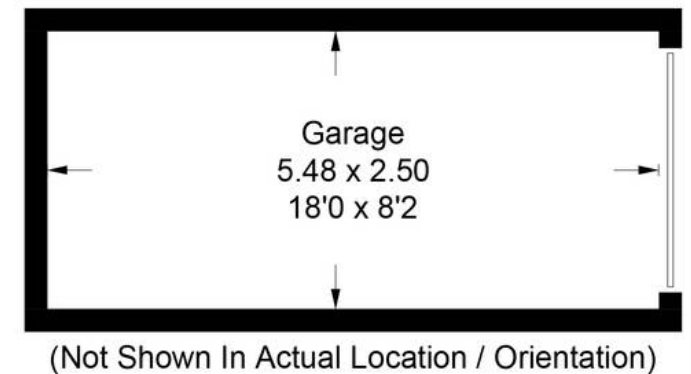
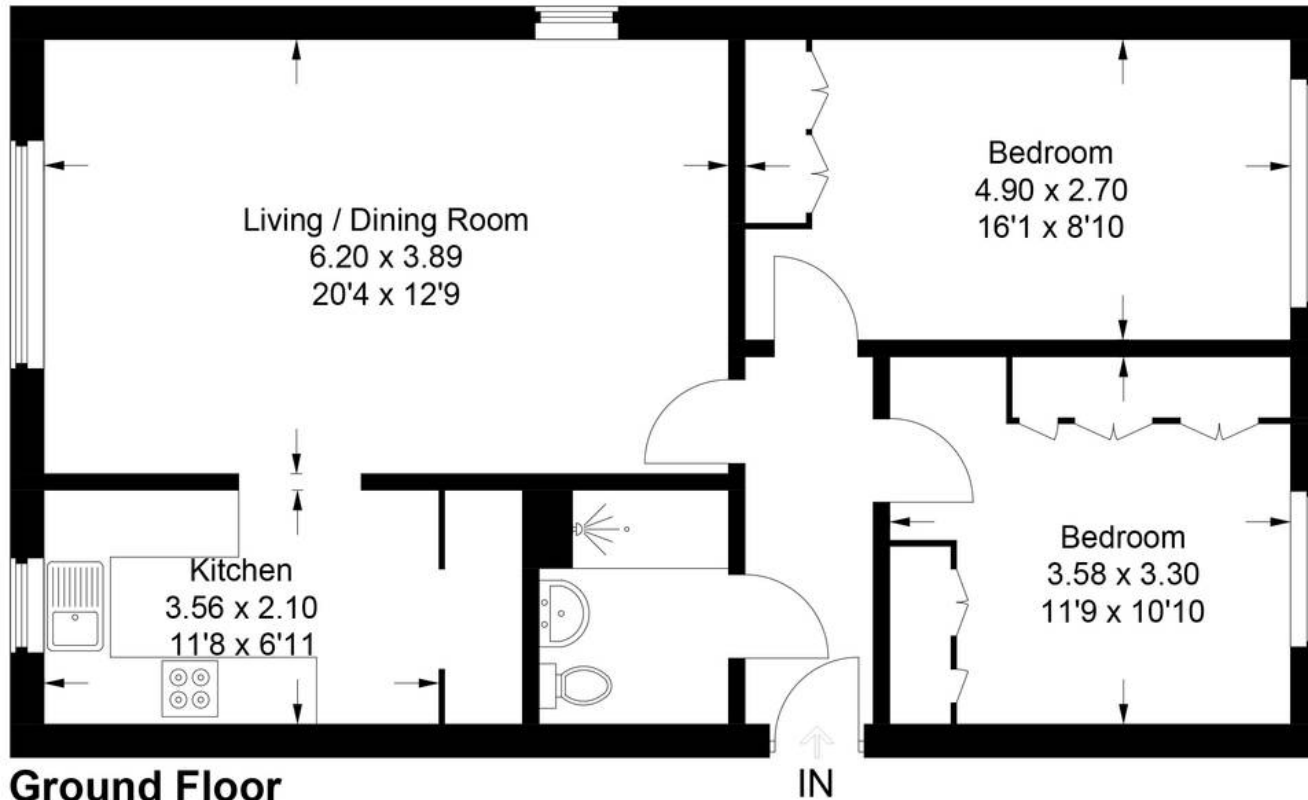






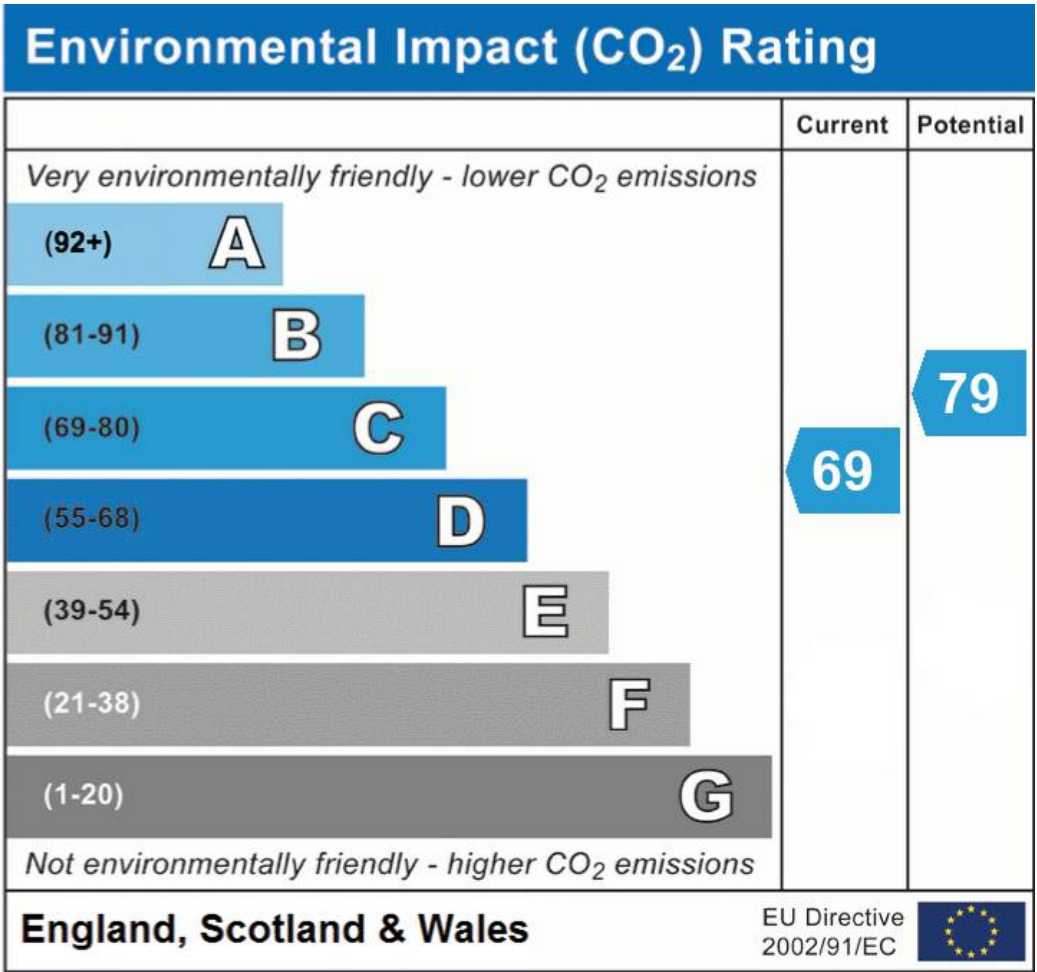
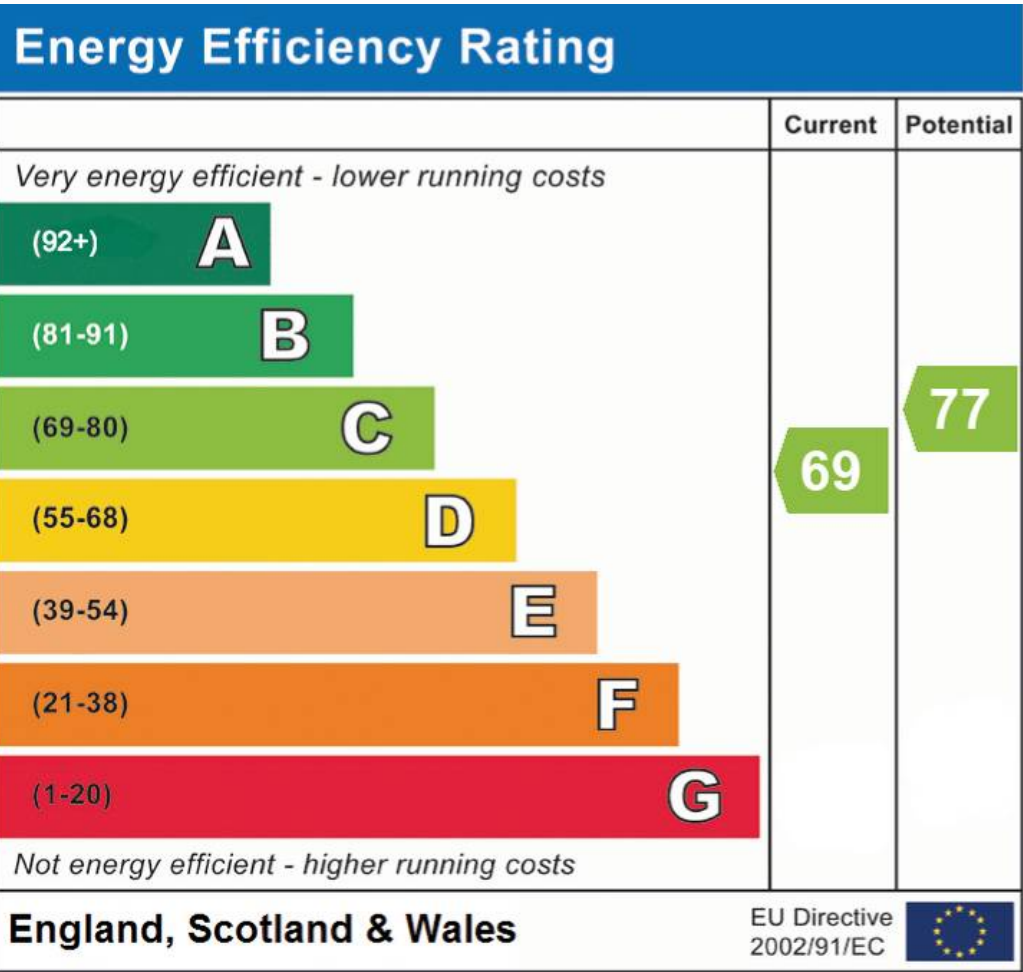
Rutland Place, The Rutts

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



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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Churchills – Bushey
 Churchills Estate Agents, 72 High Street – WD23 3HE
 020 8950 0033
churchillsbushey.co.uk

We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only. These should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.