



**BENJAMIN  
STEVENS.**  
estate agents



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

**Asking Price £372,000**

A beautifully modernised and generously proportioned TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH A GARAGE, set within a sought after purpose-built block in the heart of Bushey Heath. Ideally positioned, the property is just a short walk from local shops, cafés, and excellent transport links. The accommodation also features a Bright and Spacious Living Room, A Fitted Kitchen, Plus A Quality Modern Shower Room. Additional benefits include a Security Entry-Phone System, Double Glazed Windows, Gas Central Heating, Set Within Well Maintained Communal Grounds.

# The Rutts, Bushey WD23 1ND

Exterior:



Living Room:



Entrance Hall:



Living Room:



Living Room:



Dining Area:



# The Rutts, Bushey WD23 1ND

**Kitchen:**



**Bedroom One:**



**Kitchen:**



**Bedroom Two:**



**Bedroom One:**



**Bedroom Two:**



# The Rutts, Bushey WD23 1ND

## Shower Room:



## Communal Parking Area:



## Garage:



## Tenure:

Service Charge: £2,396.38 per annum\*.

Ground Rent: £150 per annum\*.

The Lease: 100 years approximately remaining.

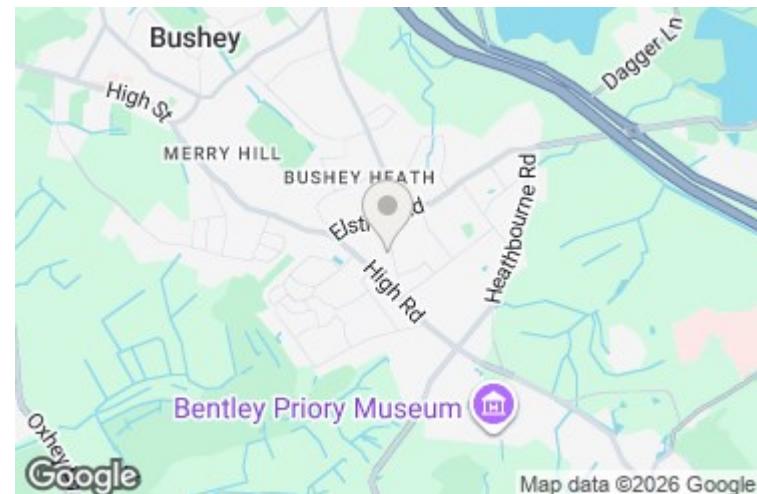
Council tax Band: (D) £2,447.54 per annum.

\* The amounts are correct to best of the vendors knowledge.  
(As always, buyers are recommended to gain verification from their 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.

## Communal Grounds:



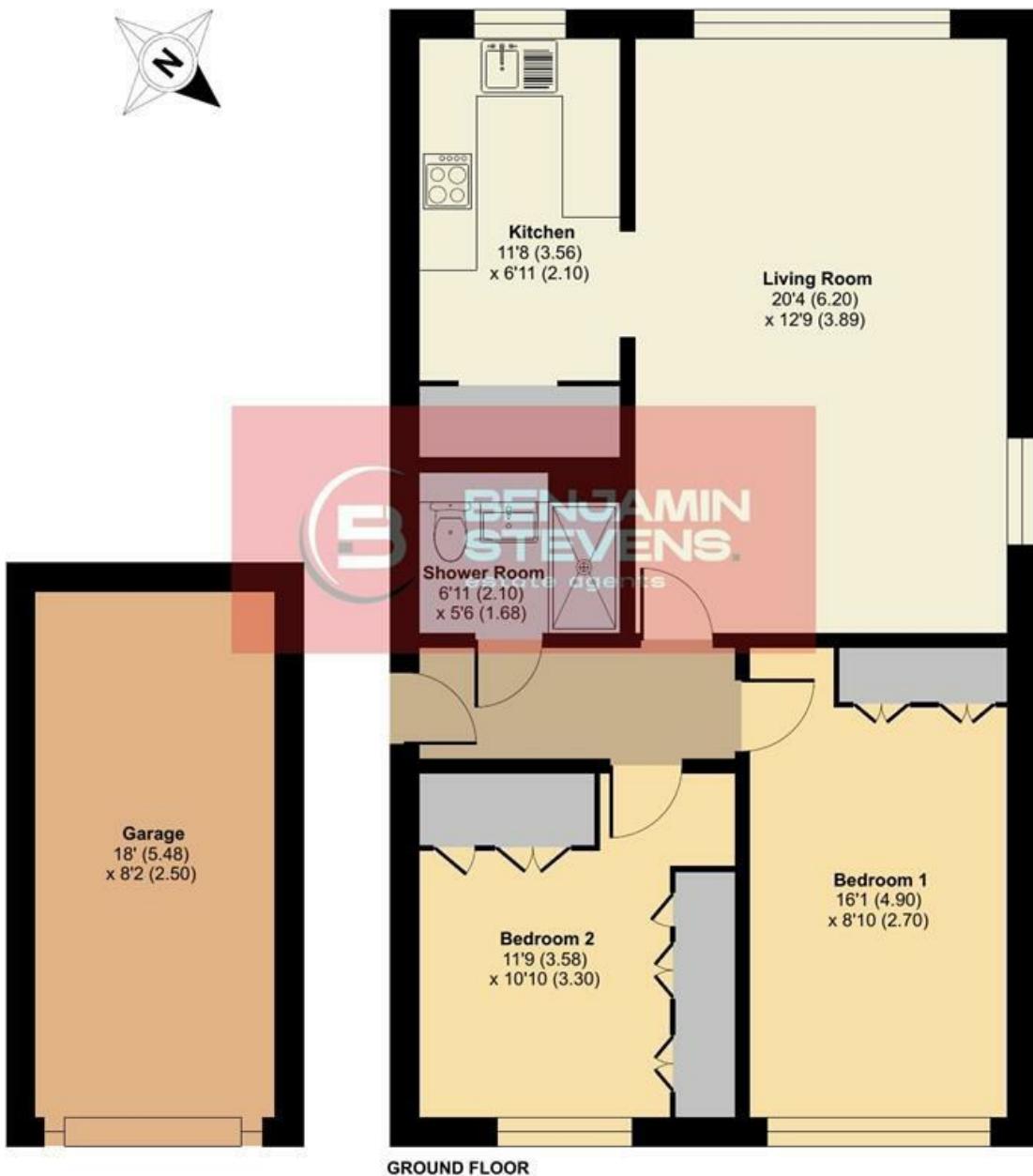
# Rutland Place, The Rutts, Bushey Heath, Bushey, WD23

Approximate Area = 744 sq ft / 69.1 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 891 sq ft / 82.7 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). ©nichecom 2026. Produced for Benjamin Stevens. REF: 1397140

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC