



**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.

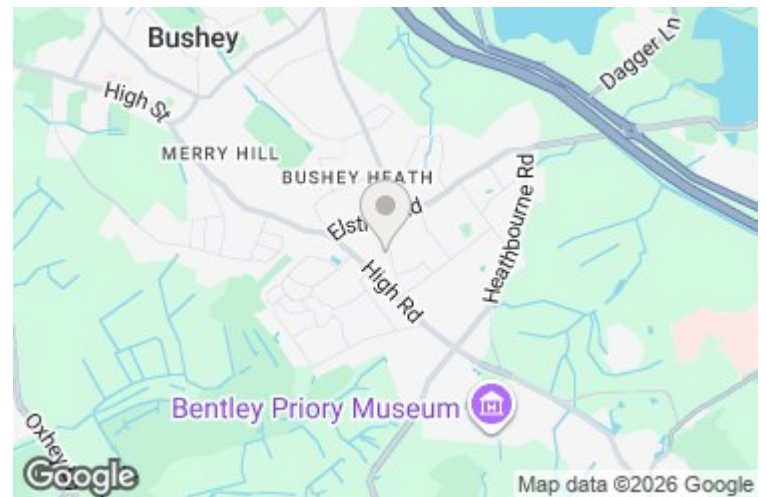
Council tax Band: (D) £2,447.54 per annum.

* 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:



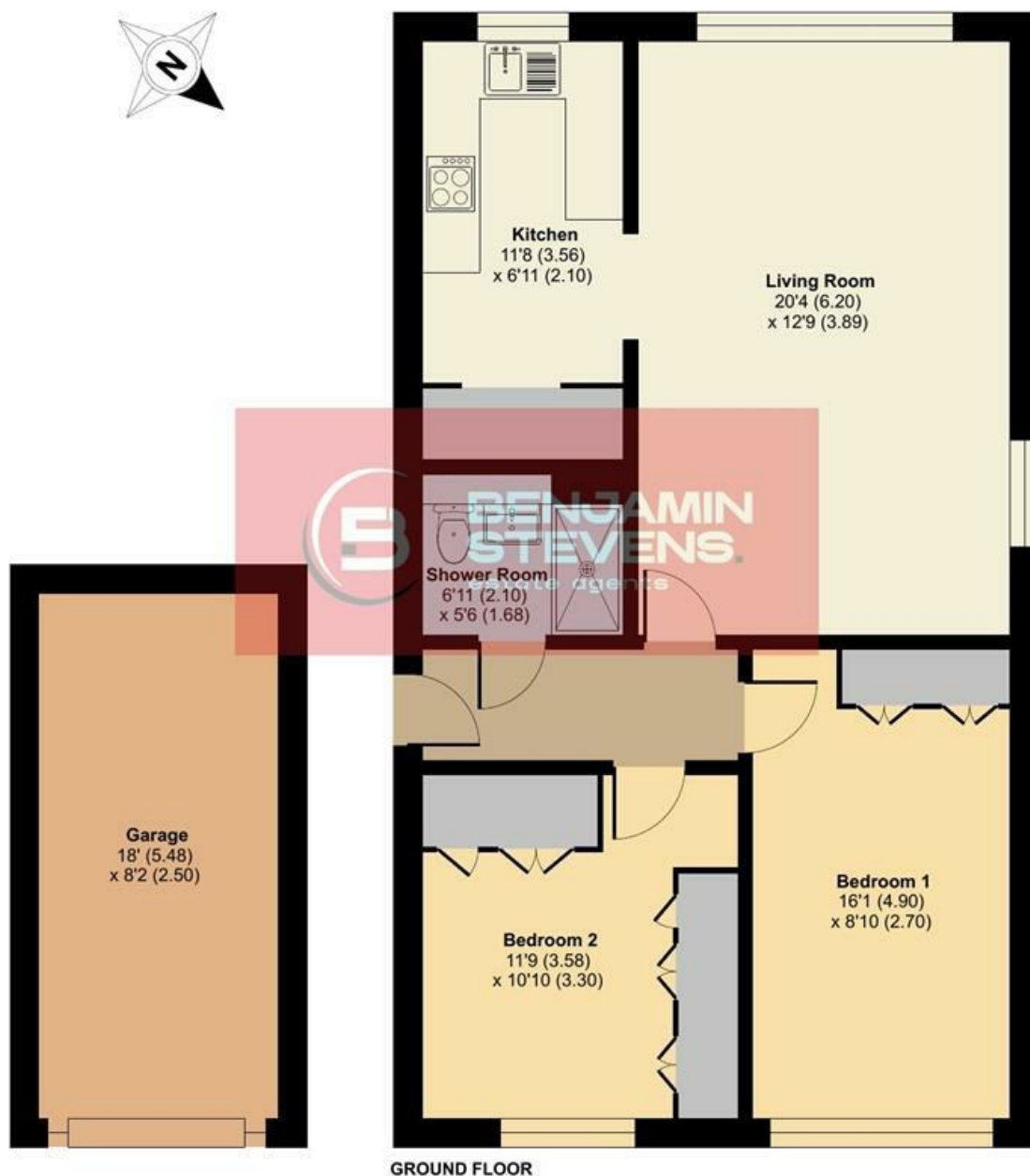
Rutland Place, The Rutts, Bushey Heath, Bushey, WD23

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

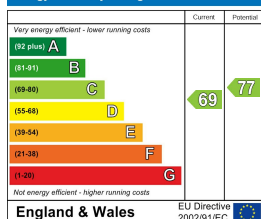


GROUND FLOOR



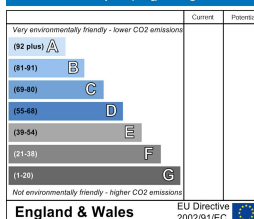
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Benjamin Stevens. REF: 1397140

Energy Efficiency Rating



England & Wales

Environmental Impact (CO₂) Rating



England & Wales