



**BENJAMIN  
STEVENS.**  
estate agents



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

**Asking Price £375,000**

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

Outside:



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: 101 years approximately remaining.

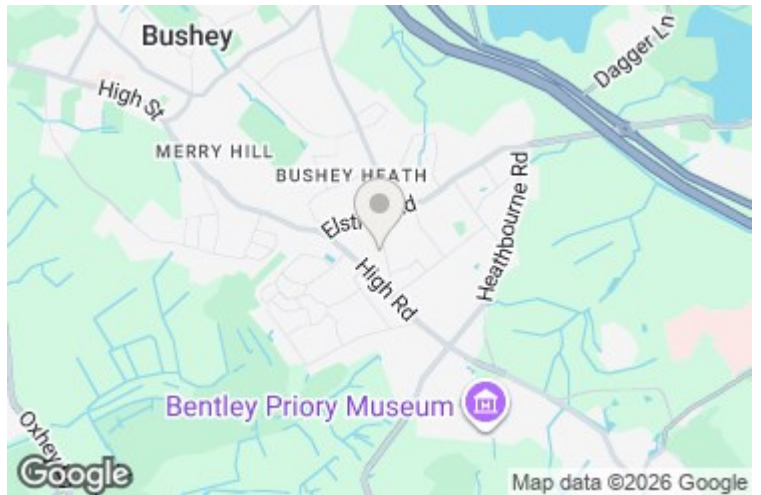
Council tax Band: (D) £2,447.54 per annum.

\* 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:

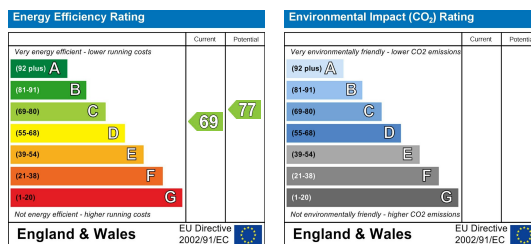
While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.

## Map:



## Communal Grounds





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