

Connells

Rutland Place The Rutts
Bushey Heath Bushey

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Bushey Heath Bushey WD23 1ND

for sale guide price
£240,000







Property Description

Connells are pleased to bring to this first floor apartment to the market that is situated on a sought after cul-de-sac road in Bushey Heath. The property of two bedrooms, a larger than average reception room and fitted kitchen as well as a family style bathroom.

Benefits include a double garage, ample storage within the property access to well-maintained communal gardens as well as an allocated parking space.

The property is also conveniently located with access to several transport links including Bushey Station that provides direct links into London as well at the A41, M1 & M25 motorways.

The vibrant Bushey Heath High Street is just a short walk away providing numerous shops and eateries with Watford Shopping Centre being a short drive away providing further entertainment and recreational facilities.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Door to front aspect and radiator.

Lounge

Window to rear and side aspect, television point and radiator.

Kitchen

Window to rear aspect, wall and base units, dishwasher, fridge/freezer, electric hob and oven, cooker-hood, one bowl sink with drainer, built in utility cupboard which includes washing machine and boiler house,

Bedroom 1

Window to front aspect, television point, built in wardrobes and radiator.

Bedroom 2

Window to front aspect, built in wardrobe and radiator.

Bathroom

Bath with mixer taps, tiled throughout, vanity unit, wash hand basin and heated towel rail.

Garage

Double garage in block.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.
















RUTLAND PLACE



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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86 High Street
BUSHEY WD23 3HD

EPC Rating: C

Council Tax Band: D

Service Charge: 2386.14

Ground Rent: 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS308562

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.