



- Two Bedrooms
- Garage
- Great Location
- Double Glazing
- EPC Rating D
- No Upper Chain
- 170+ Years On Lease
- Top Floor
- Gas Central Heating
- Viewing By Appointment Only

A spacious modern two bedroom apartment situated on a quiet cul-de-sac close to Ruislip High Street. Offered to the market with a recently renewed lease of 170+ years, no upper chain and own garage.

The apartment briefly comprises of an entrance hallway, doors leading to a lounge/dining room, modern fitted kitchen two generous sized bedrooms both with built in cupboards and modern white suite bathroom with own bath and separate shower. Benefiting from well maintained communal gardens and a private garage in block.

Heron Court is situated on Bembridge gardens and is within walking distance of Ruislip High Street which offers a variety of shopping facilities coffee shops & restaurants. Ruislip Train Station (Metropolitan/Piccadilly Lines) and West Ruislip Station (Central/Overground) are also within a short walk away. For motorists the A40/M40 & M25 is within a short drive.

Tenure: Leasehold 170+ Years (approx)

Service Charge: £181.50 PCM (approx)

There is a budget prepared each year. The service charge year runs from 1st January to 31st December.

Ground Rent - Peppercorn rent

Council Tax Band: C

Broadband type: Upto: Superfast 55Mbps d/l 9 Mbps u/l

Mobile Coverage:

EE- Good outdoor and in home

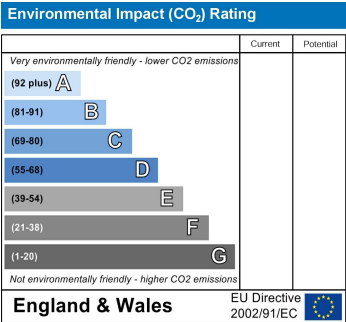
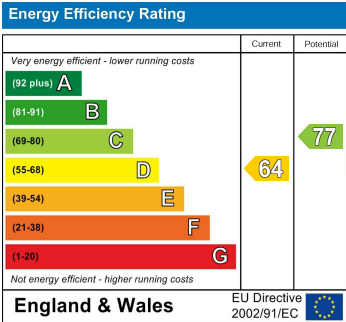
Three- Good outdoor

O2- Good outdoor

Vodafone- Good outdoor and variable in-home

\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>

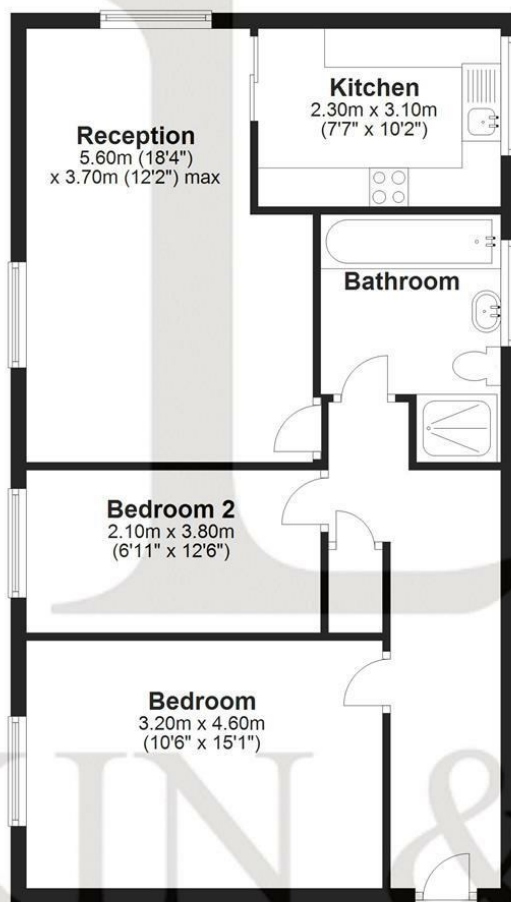






### Ground Floor

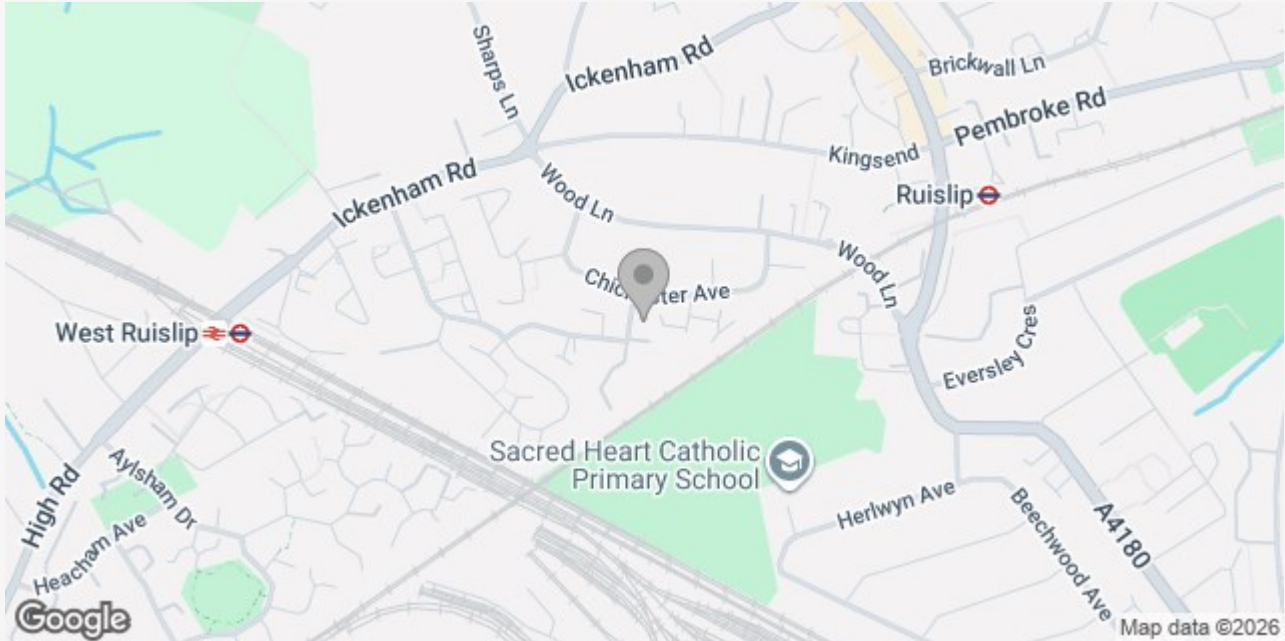
Approx. 67.8 sq. metres (729.8 sq. feet)



Total area: approx. 67.8 sq. metres (729.8 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.  
Plan produced using PlanUp.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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