



- GROUND FLOOR STUDIO
- PRIME LOCATION
- IMMACULATE CONDITION
- LONG LEASE

76a Hanover Court, Torrington Road, Ruislip, HA4 0AU

Guide Price £250,000

ALLOCATED PARKING AND CLOSE TO STATION. Set in an ultra-convenient location this luxuriously appointed ground floor studio apartment is ideally situated for Ruislip Manor, Ruislip Gardens and Ruislip High Streets shopping amenities and transport links. In our opinion this property would ideally suit and investor, first time or down size buyer.





## Property Description

### THE LOCATION

Ruislip & Ruislip Manor High Street's range of shopping and transport facilities are just a short walk away. The Metropolitan/Piccadilly line provides reliable links into the City and West End. The property is also located perfectly for bus links giving easy access to South Ruislip & Ruislip Gardens Central Line stations. For the motorist the A40 is a short drive away providing access to Central London and the Home Counties. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Lady Bankes, Sacred Heart and Ruislip High. Shenley and Ruislip Parks are also a short walk away.

### THE PROPERTY

The accommodation is neutrally decorated throughout and benefits from a spacious reception room/bedroom, a convenient storage cupboard, bespoke kitchen featuring integrated appliances with quartz worktops, white high gloss units, and a well-appointed bathroom suite with porcelain wall and floor tiling, and vanity top. There is engineered wood strip flooring throughout the property and externally the property benefits from an allocated parking space and access to the well maintained landscaped gardens.



### DETAILS OF SALE

Leasehold circa 119 Years  
EPC Rating - C  
Council Tax Band B  
Ground Rent £250 pa  
Service Charge £ 1394 pa  
331 Sq Ft (30.7 Sq M)





# Torrington Road HA4

Approximate Gross Internal Floor Area = 32.3 sq m / 348 sq ft

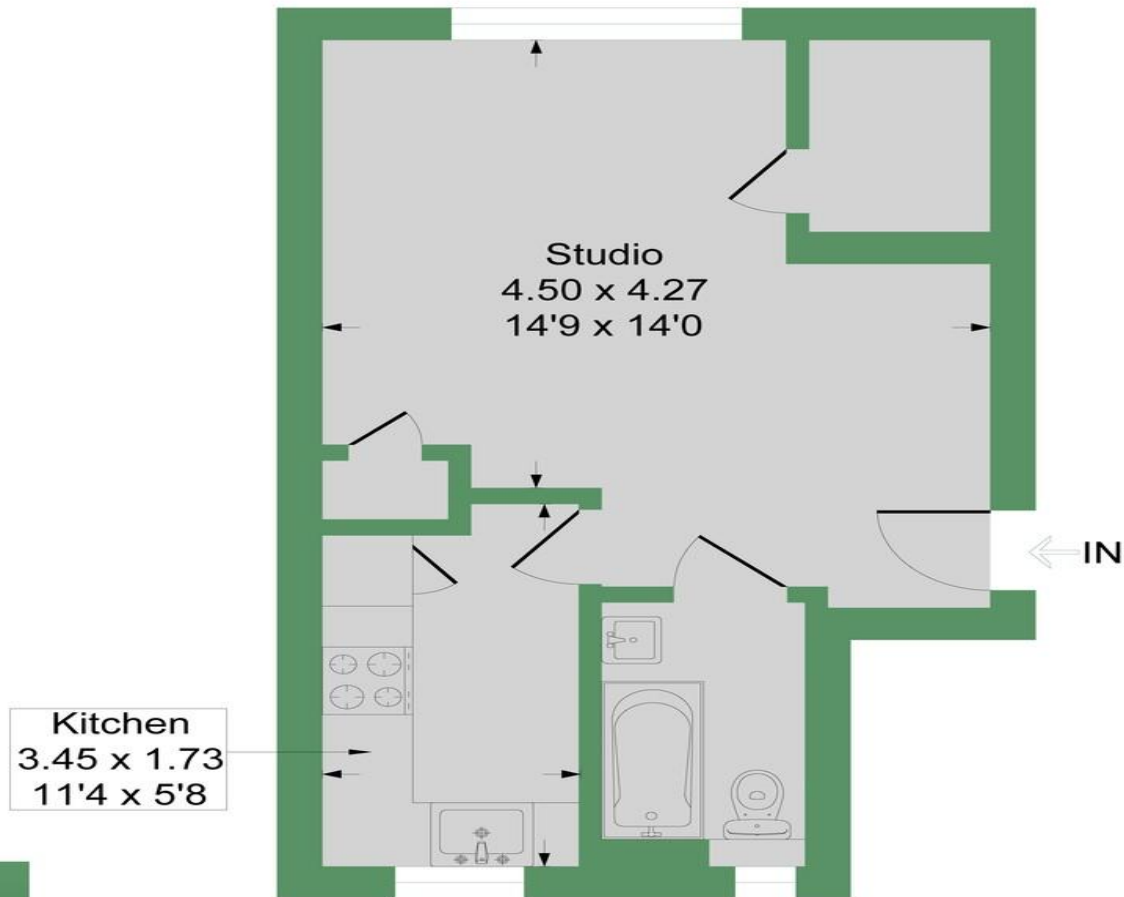


Illustration for identification purposes only, measurements are approximate, not to scale.

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