



Flowerdown Court, 2 Flowers Avenue

Ruislip

Offers over £400,000

Situated in a private development this immaculately presented two bedroom ground floor apartment boasts modern and spacious interiors throughout, located in a sought after and convenient location close to the areas amenities and transport links.

Flowers Avenue is situated off Eastcote Road which is close to Eastcote's High Street where there is a variety of shops, restaurants, and coffee bars. Swift and regular services via the Metropolitan and Piccadilly line can be found at both Eastcote, and Ruislip with connections to Baker Street.

Leasehold 110 years remaining
Ground rent £250 pa
Service charge £1950
Hillingdon Council Tax Band D

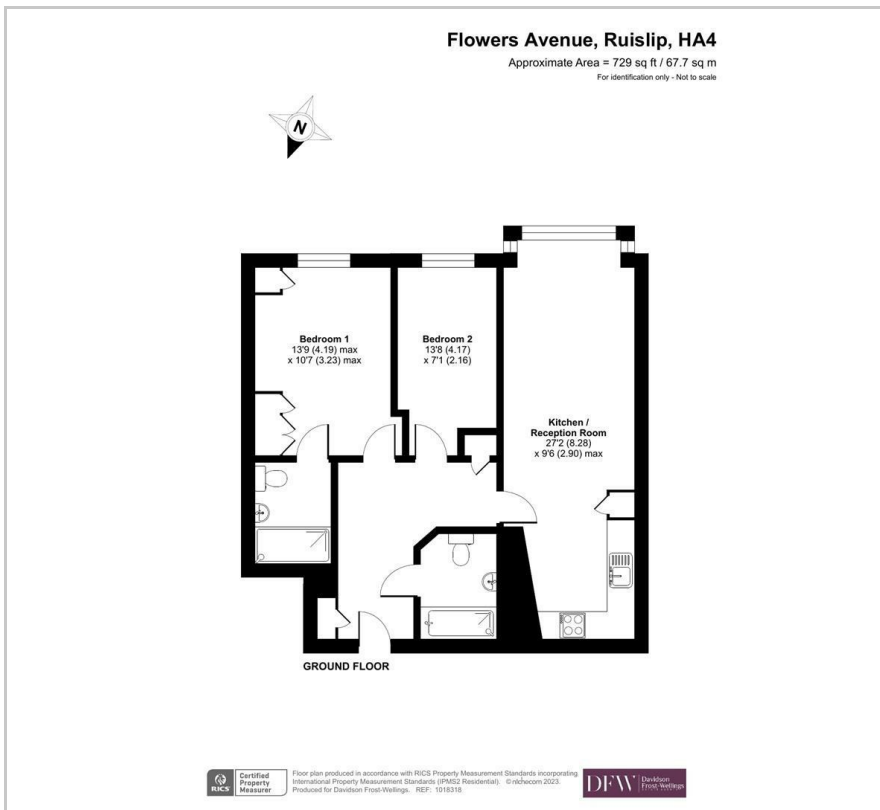
Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

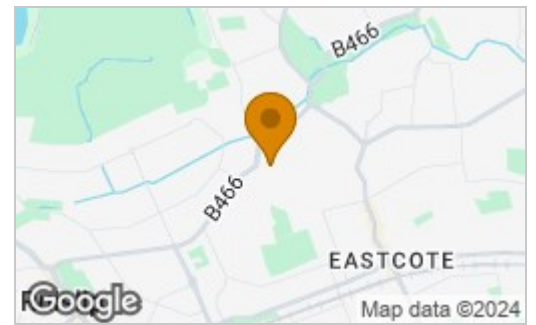
- Two bedrooms
- Two bathrooms
- Ground floor
- Allocated underground parking
- Open plan kitchen
- Good condition



Floor Plan

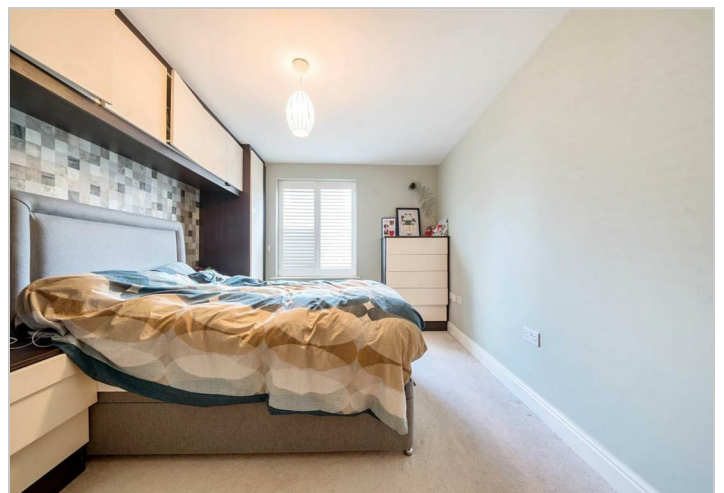
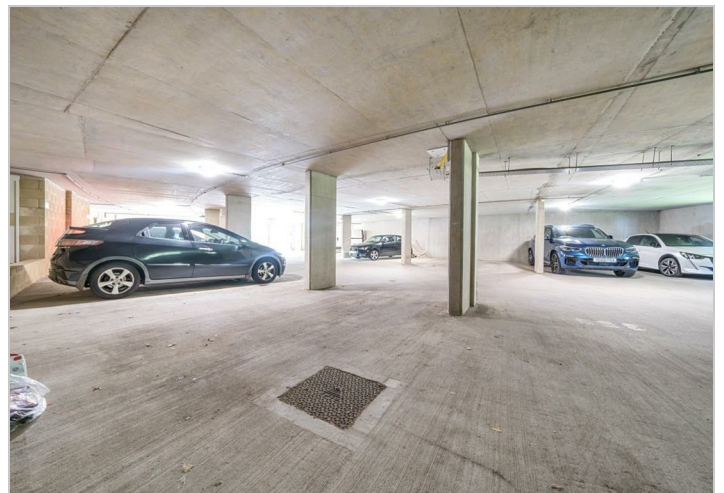


Area Map



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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