



Arla Place, Ruislip, HA4 0FF  
£400,000



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Gibson Honey are pleased to present this modern two bedroom two bathroom apartment constructed circa 2016. Set in the popular Arla Place development, this stunning property briefly comprises: Two good size double bedrooms, modern interiors, two bathrooms and spacious living room open with fitted kitchen. The property benefits include: Secure entrance, allocated parking, long lease and private balcony. Situated in this highly convenient and sought after location just a stones throw away from South Ruislip high street and train station ( Central & Chiltern Line ). The property is also just footsteps from the Cineworld complex which incorporates an 11 screen cinema, Asda, restaurants and a brand new 24 hour gym.



## ENTRANCE HALL

Front door, downlighting, vinyl flooring, radiator and entry phone system.

## LIVING ROOM

Side aspect double glazed windows, side aspect double glazed doors to balcony, laminate effect flooring, radiator.

## KITCHEN

Side aspect double glazed windows, radiator, range of base and eye level units, stainless steel sink and drainer, down lighting, laminate effect flooring, integrated appliances to include fridge freezer, dishwasher, oven and electric hob, extractor hood.

## BEDROOM ONE

Side aspect double glazed window, radiator, fitted wardrobe, door to:



## EN SUITE

Down lighting, shower cubicle, pedestal wash hand basin, low level wc, tiled flooring, part tiled walls, heated towel rail.

## BEDROOM TWO

Side aspect double glazed window, radiator.

## BATHROOM

Panel enclosed bath with shower attachments, wall mounted wash hand basin, low level wc, down lighting, heated towel rail, tiled walls and flooring.

## PARKING

Allocated parking.

## LEASE

116 years remaining.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

## OUTGOINGS

Ground Rent: £350 per annum.  
Service Charge: Approximately £2,000 per annum.

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## COUNCIL TAX

London Borough of Hillingdon - Band D - £1,863.91

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## DISTANCE TO STATIONS

South Ruislip (0.1 mi) -  
Central/Chiltern  
Ruislip Manor (1.2 mi) -  
Metropolitan/Piccadilly

73 Victoria Road, Ruislip Manor, Middlesex, HA4 9BH

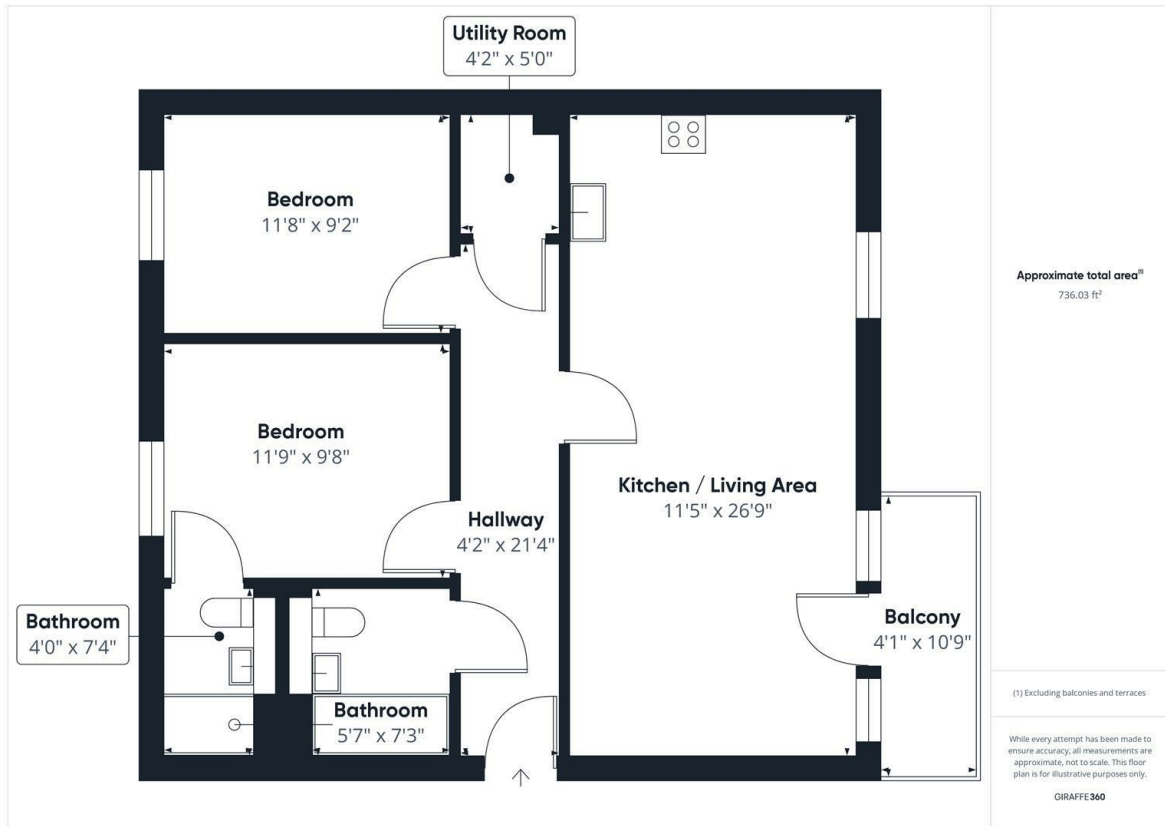
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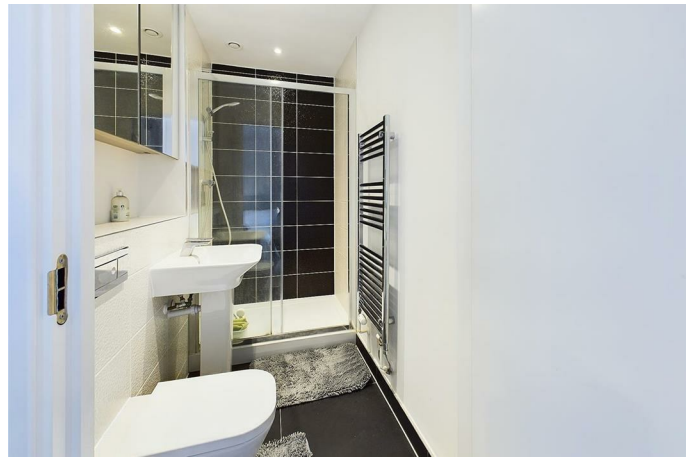
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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