



Southbourne Gardens, Ruislip, HA4 9SQ



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NO UPPER CHAIN. We are pleased to present to the market this TWO DOUBLE BEDROOM first floor maisonette WITH PRIVATE GARDEN located in an extremely convenient location. This property is ideal for both first time buyers and investors alike and briefly comprises; two bedrooms, living room, larger than average fitted kitchen, modern bathroom suite and great size private garden. The property benefits include: Gas central heating and street parking. Ideally located a short walk from Ruislip Manor and Eastcote's bustling high streets which offer numerous shops, cafes and restaurants. Both high streets are on the Metropolitan and Piccadilly lines. For the motorist the A40 leading to London and the Home Counties is easily accessible. There are a number of highly regarded schools that cater for children of all ages within close proximity.



ENTRANCE HALL

Front aspect entrance door, front aspect frosted window, stairs to:

FIRST FLOOR LANDING

Hatch to loft space, storage cupboard, storage cupboard housing meter, doors to:

LIVING ROOM

Dual aspect windows, radiator x 2, covered ceiling, downlighting.

KITCHEN

Dual aspect windows, tiled flooring, part tiled walls, wall mounted boiler, radiator, a range of base and eye level units, stainless steel sink with drainer, gas hob with four rings, extractor hood, integrated appliances including electric oven and dishwasher, space for appliances including washing machine and fridge freezer.

BEDROOM ONE

Side aspect window, radiator, covered ceiling.

BEDROOM TWO

Side aspect window, storage cupboard, covered ceiling, radiator.

BATHROOM

Side aspect frosted window, part tiled walls, tiled flooring, downlighting, panel enclosed bath with shower attachment and mixer taps, wall mounted wash hand basin, low level wc, storage cupboard.

FRONT

Mainly laid to lawn, patio pathway, panel enclosed fence, garden shed x 1.

LEASE

Approx 89 years remaining.

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

OUTGOINGS

Ground Rent: £10 per annum.
Service Charge: £391 per annum.

Buildings Insurance: £255 per annum.

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COUNCIL TAX

London Borough of Hillingdon - Band C - £1,656.80

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DISTANCE TO STATIONS

Ruislip Manor (0.4 miles) - Metropolitan/Piccadilly
Ruislip Gardens (0.5 miles) - Central line
Ruislip (0.5 miles) - Metropolitan/Piccadilly



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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