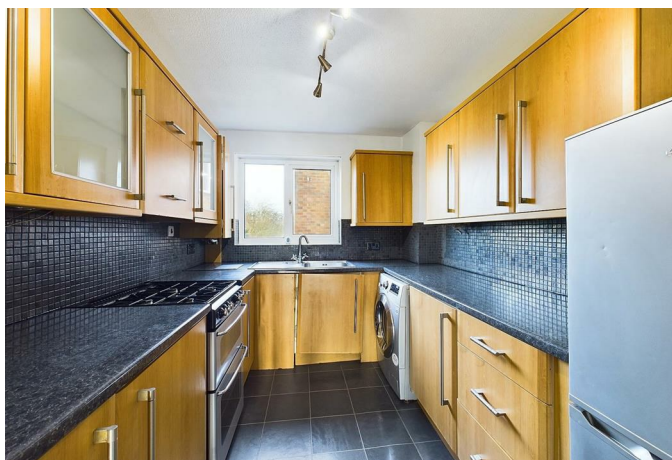




Glebe Avenue, Ruislip, HA4 6QZ
£335,000

NO UPPER CHAIN. SHARE OF FREEHOLD. We are pleased to present to the market this bright and spacious two bedroom first floor apartment which is situated in this convenient location. The property briefly comprises; dual aspect living room, fitted kitchen and bathroom suite. This apartment benefits from a long lease, share of freehold, own garage and well maintained communal garden. Perfectly positioned for convenience this property is just moments from the areas shopping and transport facilities (Central Line/Br Connection). Alternatively for the motorist the A40/M40/M25 are just a short drive away providing easy and direct access into Central London and the surrounding Home Counties. The property is also well situated for a variety of local highly regarded schools.



ENTRANCE HALL

Entrance door, security entry phone system, solid wood oak flooring, radiator, coved ceiling, cupboard housing tank, doors to:

LIVING ROOM

Dual aspect double glazed windows with blind shutters attached, solid wood oak flooring, coved ceiling, wall mounted radiator.

KITCHEN

Rear aspect double glazed window, tiled flooring, part tiled walls, a range of base and eye level units, stainless steel sink with drainer, space for appliances including: electric oven with four gas hob rings and extractor hood, washing machine and fridge freezer.

BEDROOM ONE

Front aspect double glazed window with blind shutters attached, built in wardrobes, radiator.

BEDROOM TWO

Rear aspect double glazed window, radiator, coved ceiling.

BATHROOM

Tiled flooring, tiled walls, panel enclosed bath with shower attachment and mixer taps, pedestal wash hand basin, low level wc, heated towel rail.

SHARE OF FREEHOLD

LEASE: 999 years.

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

OUTGOINGS

Service Charge: £150 per month (£1,800 per annum).

No ground rent.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS

BEFORE EXCHANGE OF CONTRACTS.

GARAGE

Up and over door.

COUNCIL TAX

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

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

DISTANCE TO STATIONS

South Ruislip - 0.5 miles - Central/Chiltern



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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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