



Southbourne Gardens, Ruislip, HA4 9SW

We are pleased to present to the market this ONE BEDROOM ground 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; one large bedroom, living room, larger than average fitted kitchen, bathroom suite and great size private garden. The property benefits include: Gas central heating, street parking, SHARE OF FREEHOLD with 115 year lease. 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, radiator.

LIVING ROOM

Front aspect double glazed windows, radiator.

KITCHEN

Rear aspect double glazed window, side aspect double glazed frosted window, radiator, part tiled walls, range of base and

eye level units, stainless steel sink, gas hob with four rings, extractor hood, integrated appliances including oven, space for appliances including washing machine, dishwasher and fridge freezer.

BEDROOM

Rear aspect double glazed window, radiator.

BATHROOM

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

W/C

Side aspect double glazed frosted window, low level w/c, radiator.

PRIVATE GARDEN

Mainly laid to lawn, storage units x2, patio area, side access.

SHARE OF FREEHOLD

Approx 115 years remaining.

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

OUTGOINGS

Service Charge, Ground Rent and Building Insurance - £925 per annum

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COUNCIL TAX

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

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DISTANCE TO STATIONS

Eastcote (0.2 miles) - Metropolitan/Piccadilly
Ruislip Manor (0.5 miles) - Metropolitan/Piccadilly



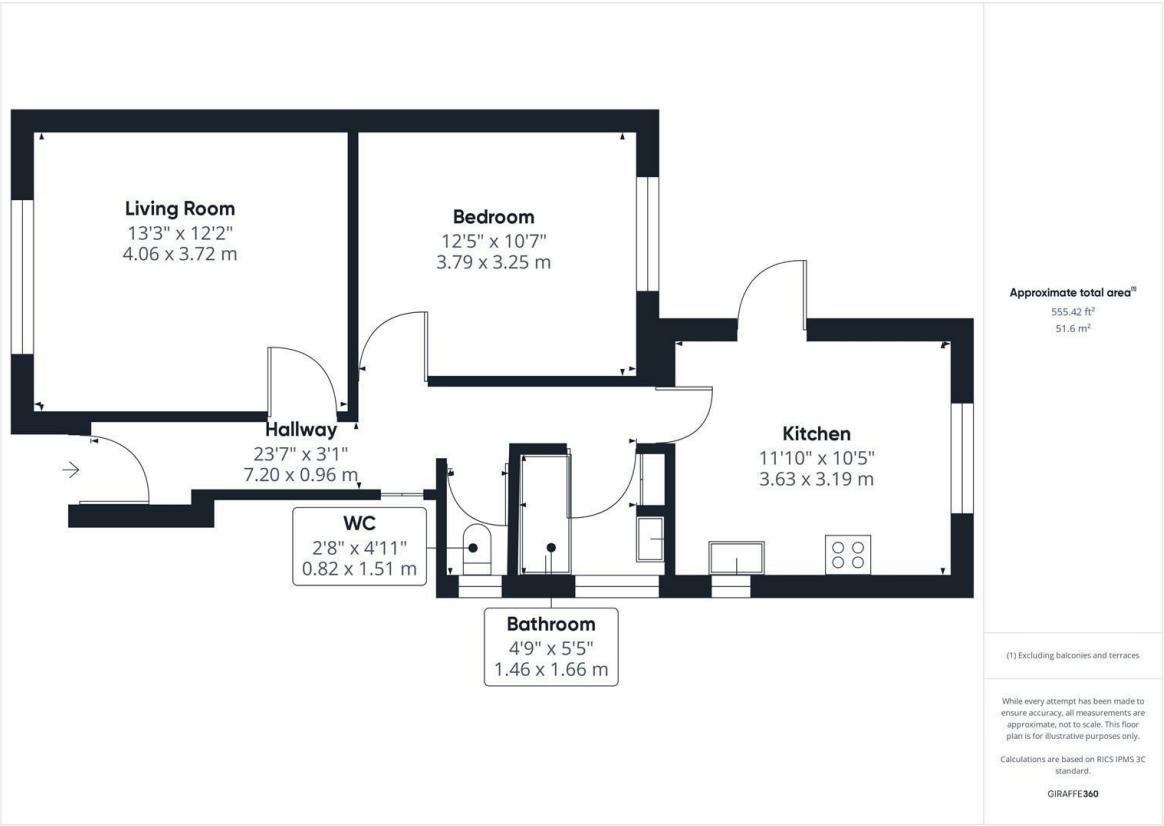
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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



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