



Bridgwater Road, Middlesex, HA4 6LN

NO UPPER CHAIN. Set just footsteps from Ruislip Gardens station is this larger than average ground floor apartment with own private entrance. The property briefly comprises: spacious living room open planned with fitted kitchen, modern bathroom suite and generously sized bedroom with built in wardrobes. The property benefits include: direct access onto OWN PATIO area surrounded by gated communal garden, permit parking and double glazing. This property is surrounded by an array of local amenities including Ruislip Gardens, Ruislip Manor and Ruislip high streets which offer a good range of local shops, restaurants, bus routes and rail links including Ruislip Gardens tube station which is within approximately 5 minutes walk. The A40/M40/M25 are set within striking distance offering swift and easy access to both Central London and the Home Counties.



ENTRANCE HALL

Front aspect entrance door, laminate effect flooring, storage cupboard housing tank, doors to:

OPEN PLAN KITCHEN/LIVING ROOM

Dual aspect double glazed windows, rear aspect door to garden, laminate effect flooring, coved ceiling, part tiled flooring, part tiled walls, storage heaters x 2, a range of base and eye

level units, stainless steel sink with drainer, space for fridge freezer and washing machine.

BEDROOM

Side aspect double glazed window, laminate effect flooring, fitted wardrobes, storage heater.

SHOWER ROOM

Front aspect double glazed frosted window, tiled floor, part

tiled walls, large shower cubicle, low level wc with concealed cistern, vanity unit incorporating wash hand basin.

GARDEN

Own patio area surrounded by gated communal garden: mainly laid to lawn, panel enclosed fence, side access.

LEASE

Approximately 103 years remaining.

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

OUTGOINGS

Service Charge: approximately £1,900 per annum
Ground Rent: approximately £140 per annum

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COUNCIL TAX

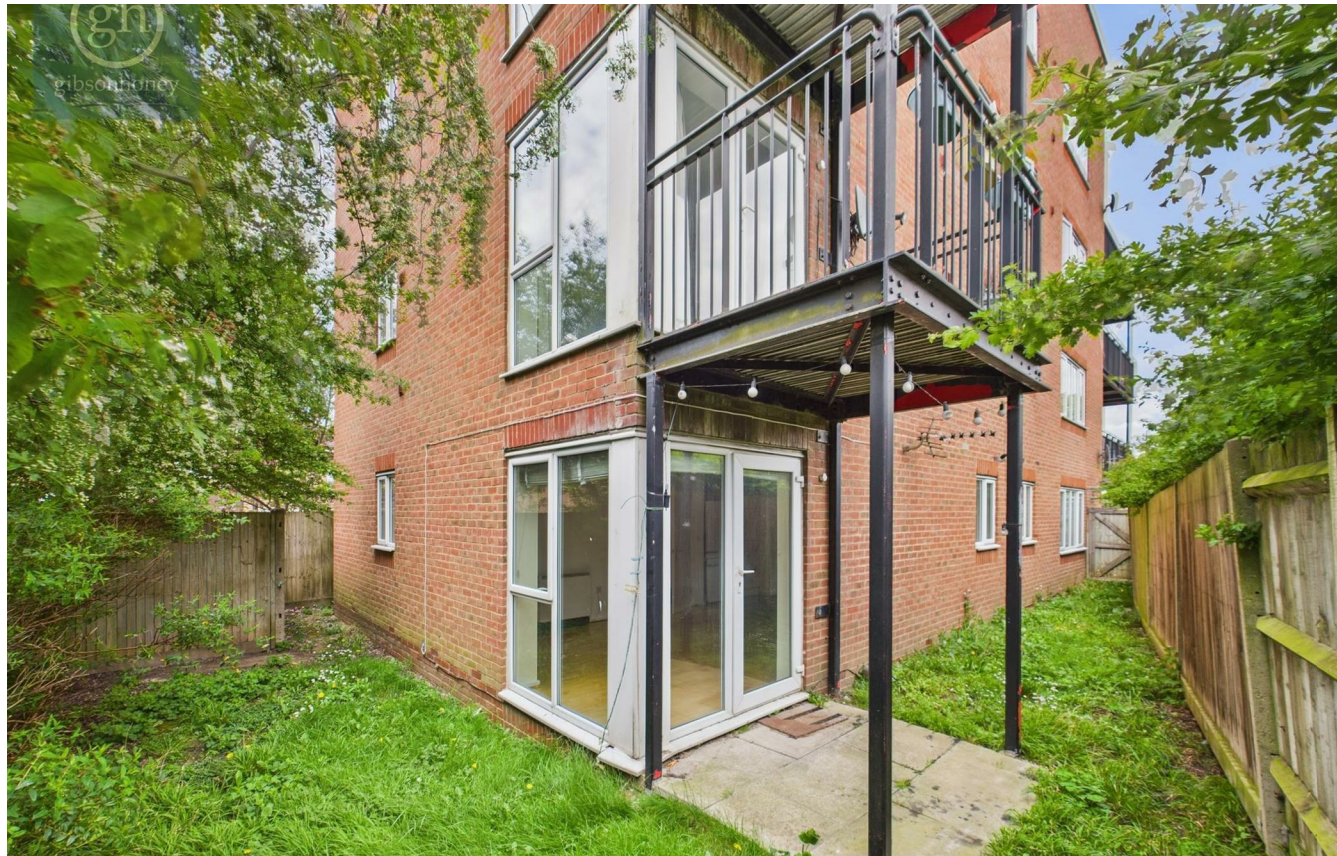
London Borough of Hillingdon -

Band C - £1,656.80

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DISTANCE TO STATIONS

Ruislip Gardens (0.1 mile) -
Central line
South Ruislip (0.5 miles) -
Central/Chiltern Railways
Ruislip (1.0 mile) -
Metropolitan/Piccadilly

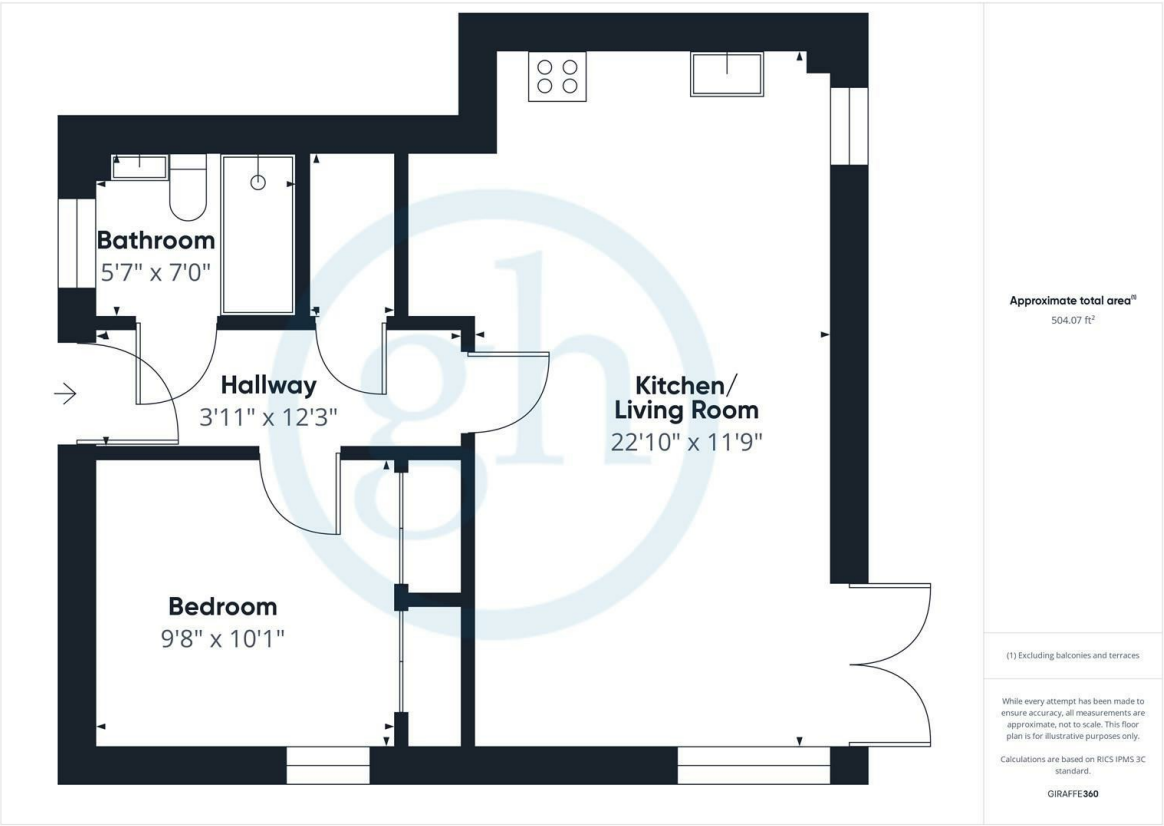


73 Victoria Road, Ruislip Manor, Middlesex, HA4 9BH

T: 01895 699077

ruislipmanor@gibsonhoney.co.uk

www.gibsonhoney.co.uk



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		
	68	76
England & Wales		
	EU Directive 2002/91/EC	



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