



Regency Drive, Ruislip, HA4 7ED

A beautifully presented two double bedroom first floor apartment situated in a quiet cul-de-sac. Set just a stones throw from Ruislip High Street this truly stunning property briefly comprises: Spacious open planned living/dining room leading to a fitted kitchen which offers space for a range of appliances as well as fitted storage cupboards which have been extended up in line with the ceiling, two DOUBLE bedrooms and modern bathroom suite. The property benefits include: Double glazing, gas central heating, garage and communal gardens. Situated just moments away from Ruislip High Street with it's local shops and amenities, Waitrose supermarket, doctors surgery, schools such as Bishop Ramsey, bus routes and rail links (Metropolitan and Piccadilly). The property is also ideally located within walking distance to West Ruislip station (Central Line/Chiltern Line) and has easy access to the A40/M25.



ENTRANCE HALL

Side aspect entrance door, laminate effect flooring, radiator, storage cupboard, doors to:

LIVING/DINING ROOM

Dual aspect double glazed windows with blind attachment, laminate effect flooring, double radiator, leading to:

KITCHEN

Side aspect double glazed window with blind attachment, laminate effect flooring, part tiled walls, cupboard housing boiler, a range of fitted storage cupboards extending up in line with ceiling, a range of base and eye level units, stainless steel sink with drainer, integrated appliances including fridge freezer and oven with four gas hob rings and extractor hood, space for appliances including washing machine and dishwasher.



BEDROOM ONE

Rear aspect double glazed window with blind attachment, laminate effect flooring, fitted storage cupboards, radiator.

BEDROOM TWO

Rear aspect double glazed window with blind attachment, laminate effect flooring, fitted storage cupboards, radiator.

BATHROOM

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

FRONT

Secure communal entrance.

COMMUNAL GARDEN

Mainly laid to lawn.

GARAGE

Up and over door.

LEASE

147 years remaining.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS

BEFORE EXCHANGE OF CONTRACTS.

OUTGOINGS

Service Charge - £1,599 per annum.

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COUNCIL TAX

London Borough of Hillingdon - Band D - £1,760.46

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DISTANCE TO STATIONS

Ruislip (0.2 mi) -
Metropolitan/Piccadilly
West Ruislip (0.7mi) -
Central/Chiltern Railways

92 High Street, Ruislip, Middlesex, HA4 8LS

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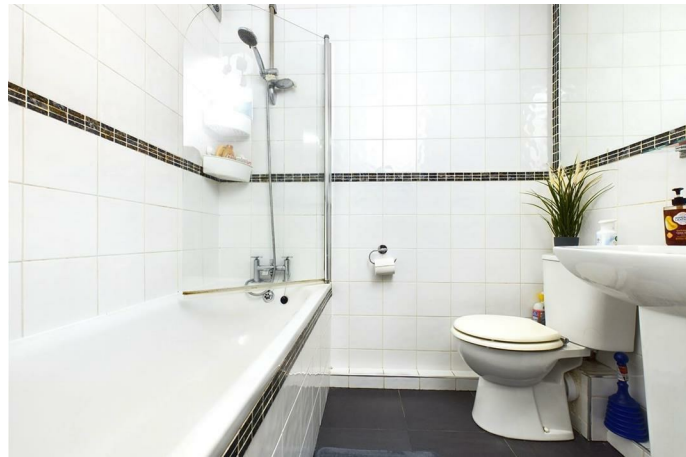
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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