



Sherleys Court, Ruislip, HA4 6DH  
£250,000





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NO UPPER CHAIN. Situated in the heart of Ruislip is this two bedroom second floor retirement apartment offering the ideal lifestyle for any potential purchaser looking to downsize and retreat to this conveniently positioned accommodation. Accessed via a well maintained communal entrance, the property offers a spacious lounge/dining room with separate kitchen, two good size bedrooms with fitted wardrobes and a bathroom suite. There are a number of added benefits including 24 hour emergency cords in each room, security entry phone system, lifts, communal lounge, communal laundry room, overnight guest suite, residents parking and well kept communal gardens



## COMMUNAL ENTRANCE

Secure entrance which is well maintained and has lift access to all floors. There is access to the residents lounge, residents laundry room and overnight guest suite.

## ENTRANCE HALL

Front door, economy ten night storage heater, large airing cupboard housing tank, coved ceiling, storage cupboard, emergency intercom and security door entry system, doors to:

## LOUNGE

Front aspect double glazed window, economy ten night storage heater, coved ceiling, telephone point, television point, emergency pull cord.

## KITCHEN

Front aspect double glazed window, stainless steel sink and drainer, space for fridge, part tiled walls, range of base and eye level units, space for freezer, electric hob, electric oven, extractor hood, coved ceiling, fan heater, emergency pull cord.

## BEDROOM ONE

Front aspect double glazed window, coved ceiling, economy ten night storage heater, range of built in wardrobes, telephone point, television point, emergency pull cord.

## BEDROOM TWO

Front aspect double glazed window, coved ceiling, range of built in wardrobes, electric heater, emergency pull cord.

## BATHROOM

Fully tiled walls, coved ceiling, low level wc, heated towel rail, vanity unit incorporating wash hand basin, panel enclosed bath with mixer taps and wall mounted shower attachment, fan heater, extractor fan, emergency button.

## OUTSIDE

The property benefits from well maintained communal grounds and ample residents and visitor parking bays.

## OUTGOINGS

Service Charge: September 2023 - February 2024: £2,229.08

Ground Rent: - March 2024 - August 2024: £289.79

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

## LEASE

125 years from 1995.  
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## COUNCIL TAX

London Borough of Hillingdon - Band E - £2,278.09

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## N.B.

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. There is also a Development Manager on site who is available during the week.



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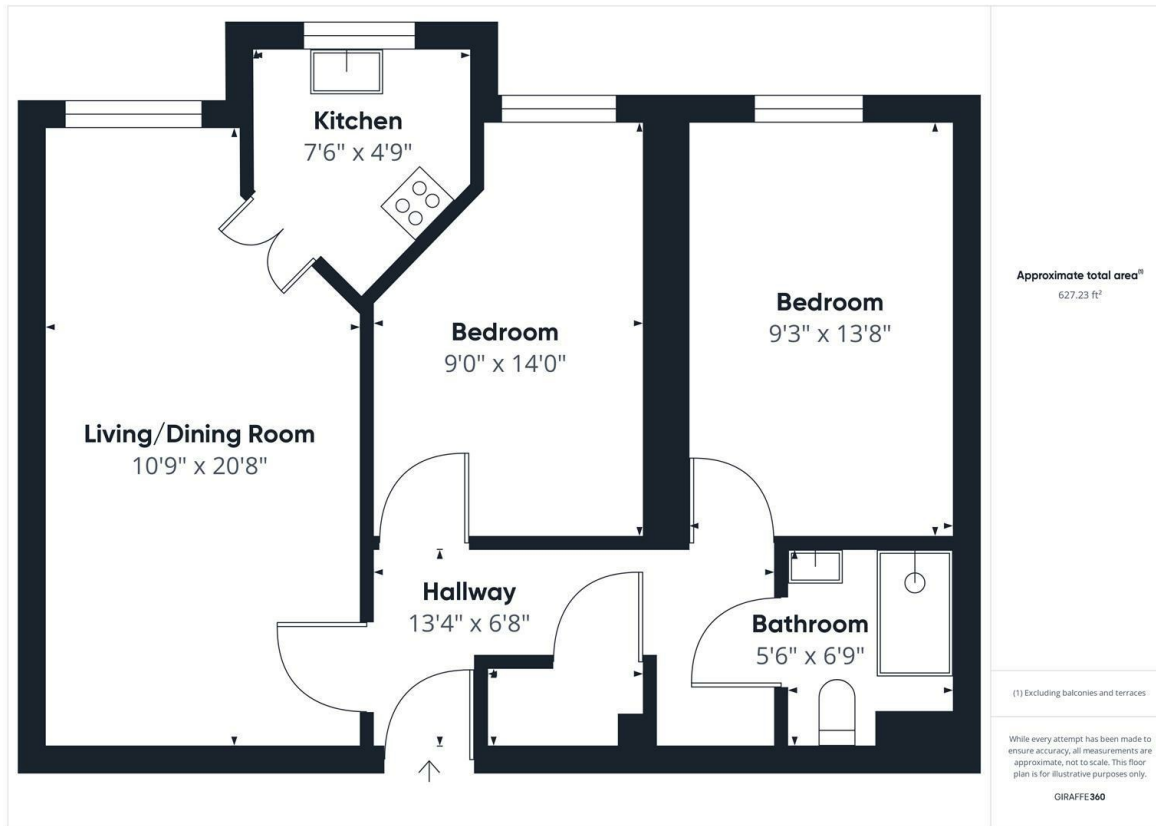
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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