



Masters Court, Ruislip, HA4 6JA  
£300,000





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NO UPPER CHAIN. Situated in the heart of Ruislip is this two bedroom first floor retirement apartment for the over 55s 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 with separate kitchen, two good size bedrooms with fitted wardrobes and a bathroom suite. There are a number of added benefits including an on site warden, 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, electric storage heater, large airing cupboard housing tank, emergency intercom and security door entry system, doors to:

## LOUNGE

Dual aspect double glazed windows, coved ceiling, electric storage heater, door to kitchen.

## KITCHEN

Side aspect double glazed window, range of base and eye level units, space for appliances, part tiled walls, coved ceiling, integrated oven and electric hob, extractor hood, stainless steel sink and drainer.

## BEDROOM ONE

Rear aspect double glazed window, coved ceiling, electric storage heater, built in wardrobe.

## BEDROOM TWO

Rear aspect double glazed window, coved ceiling, electric storage heater.

## SHOWER ROOM

Shower cubicle, vanity unit incorporating wash hand basin, heated towel rail, low level wc, tiled walls, coved ceiling, extractor fan.

## OUTSIDE

The property benefits from a patio area with well maintained communal grounds and ample residents and visitor parking bays.

## OUTGOINGS

Service Charge - approximately £5500 per annum

Ground Rent - approximately £580 per annum

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

## COUNCIL TAX

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

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## DISTANCE TO STATIONS

Ruislip (0.1 Miles) - Metropolitan/Piccadilly  
Ruislip Gardens (0.9 Miles) - Central line

## NB

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.



92 High Street, Ruislip, Middlesex, HA4 8LS

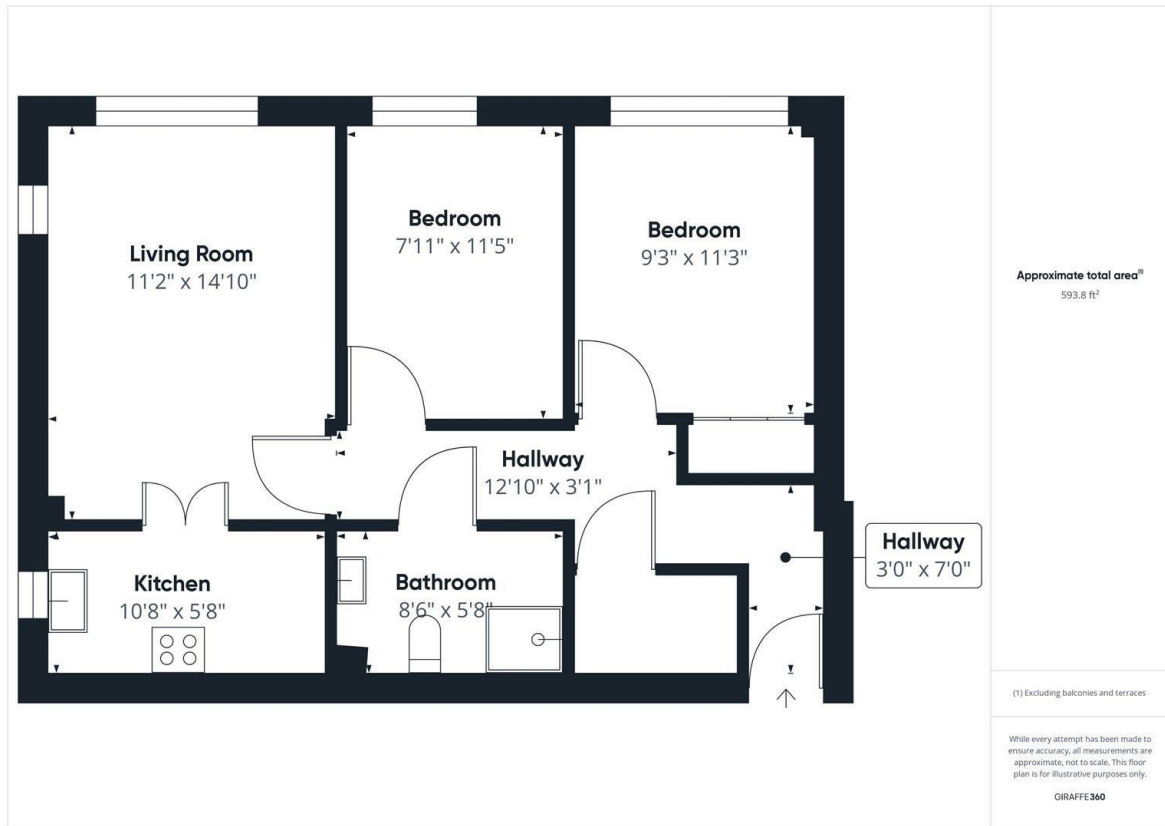
T: 01895 677766

sales@gibsonhoney.co.uk

www.gibsonhoney.co.uk



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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>		
(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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