



Reservoir Road, Ruislip, HA4 7TU
£349,950





gibsonhoney

NO UPPER CHAIN. We are pleased to present to the market this first floor apartment set in this highly convenient location. This extremely spacious property briefly comprises of spacious entrance hallway, kitchen with integrated appliances and granite work-surfaces, master bedroom with EN-SUITE shower room, further DOUBLE bedroom, spacious light and airy lounge and balcony. The property also benefits from two allocated parking spaces in a secure underground car park which is accessed via electric shutters and a private well maintained communal garden area, which also offers access to a bike shed. The development is ideally located for Ruislip Lido and Waters Edge restaurant. Just over a mile away is Ruislip High Street, offering a selection of shopping, restaurants and tube station access via the Metropolitan line.



ENTRANCE HALL

Front aspect door, laminate effect flooring, coved ceiling, downlighting, storage cupboards x 2, radiator, doors to:

LIVING ROOM

Dual aspect double glazed windows, rear aspect double glazed sliding door to balcony, coved ceiling, downlighting, radiator, leading to:

KITCHEN

Side aspect double glazed window, laminate effect flooring, coved ceiling, downlighting, a range of base and eye level units, one and a half stainless steel sink with drainer, gas hob with five rings, extractor hood, integrated appliances including: fridge freezer, dish washer, oven and microwave.



BEDROOM ONE

Side aspect double glazed window, fitted wardrobes x 2, coved ceiling, radiator, door to:

ENSUITE

Tiled flooring, tiled walls, stand in shower cubicle, wall mounted wash hand basin, low level wc, downlighting, heated towel rail.

BEDROOM TWO

Side aspect double glazed window, laminate effect flooring, coved ceiling, radiator, fitted wardrobe.

BATHROOM

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

BALCONY

Patio flooring.

LEASE

125 years remaining from 2005.

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

OUTGOINGS

Service Charge for 1st April - 30th June 2024 - £595.24.

Ground Rent: £600 per annum.

Reserve Fund for 1st April - 30th June 2024 - £250.

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PARKING

TBC

COUNCIL TAX

London Borough of Hillingdon - Band D - £1,863.91.

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DISTANCE TO STATIONS

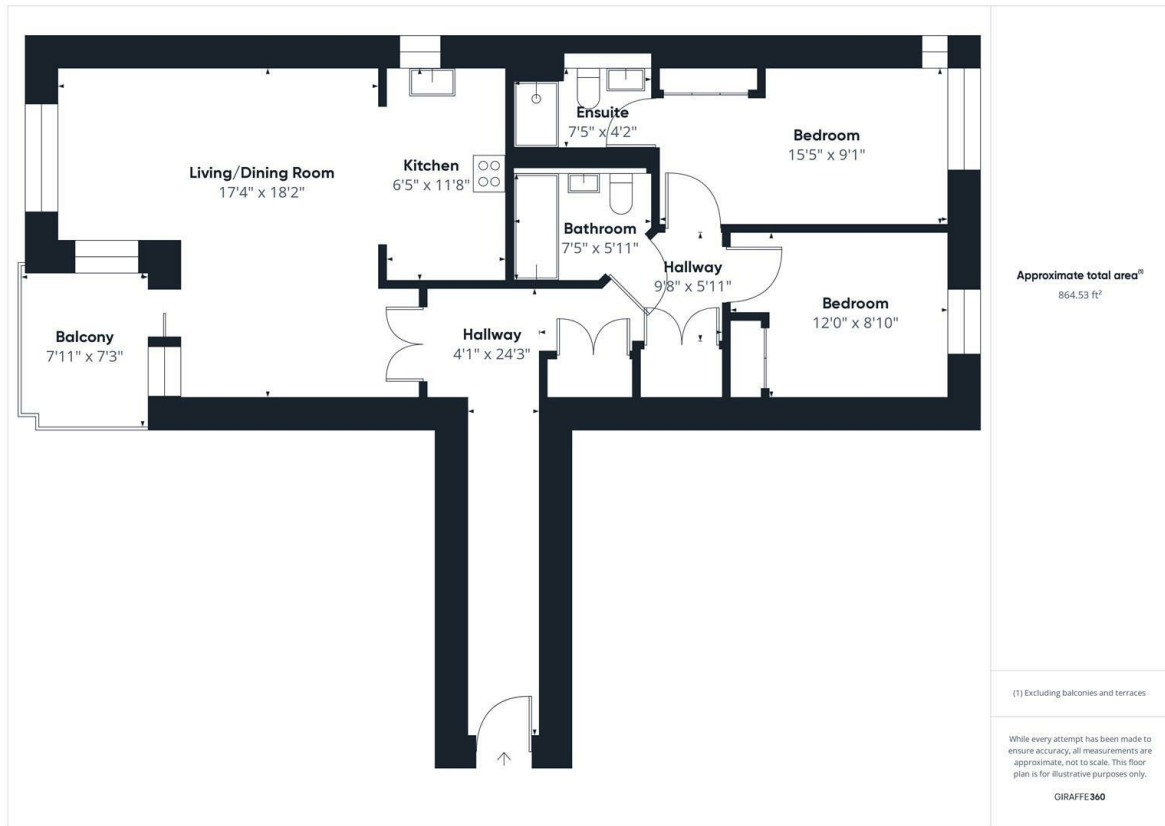
Ruislip (1.5 Miles) - Metropolitan/Piccadilly
West Ruislip (1.7 Miles) - Central line/Chiltern Railways

92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

sales@gibsonhoney.co.uk

www.gibsonhoney.co.uk



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