Pembroke Road, Ruislip, HA4 8NQ

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NO UPPER CHAIN - FOOTSTEPS FROM RUISLIP STATION. We are pleased to offer to the market this immaculately presented apartment situated in a highly desirable and convenient location. The property briefly comprises: spacious open-planned living/dining room, one double bedroom, modern fitted kitchen and bathroom suite. The property benefits include double glazing and a peaceful light filled covered balcony. Located on Pembroke Road, this property enjoys splendid access to local amenities, all of them just a short walk away. Ruislip High Street and West Ruislip train stations offering access to the Metropolitan, Piccadilly and Central Lines as well as Overland Rail, all within a short distance making this one of the most conveniently positioned apartment buildings in the area.

ENTRANCE HALL
Front aspect door, laminate effect flooring, double radiator, doors to:

LIVING/DINING ROOM
Front aspect double glazed leaded light window, laminate effect flooring, double radiator, skylight, leading to:

KITCHEN
Rear aspect double glazed leaded light window, tiled flooring, skylight, downlighting, a range of base and eye level units, stainless steel sink with drainer, wall mounted boiler, integrated appliances including, oven with four electric hob rings and extractor hood, fridge freezer, washing machine and dish washer, side aspect double glazed leaded light door to:

COVERED BALCONY
Dual aspect double glazed window with PVC cassette zip screen blind.

BEDROOM
Front aspect double glazed leaded light window, double radiator, a range of fitted wardrobes.

BATHROOM
Rear aspect double glazed leaded light frosted window, tiled flooring, panel enclosed bath with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, downlighting, heated towel rail

LEASE
117 years remaining.

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

OUTGOINGS
Ground rent - £663.15 per annum.

Service charge - TBC.

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COUNCIL TAX
London Borough of Hillingdon - Band C - £1,656.80

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DISTANCE TO STATIONS
Ruislip (0.1 mi) - Metropolitan Line
Ruislip Manor (0.4 mi) - Metropolitan Line
West Ruislip (0.8 mi) - Central Line

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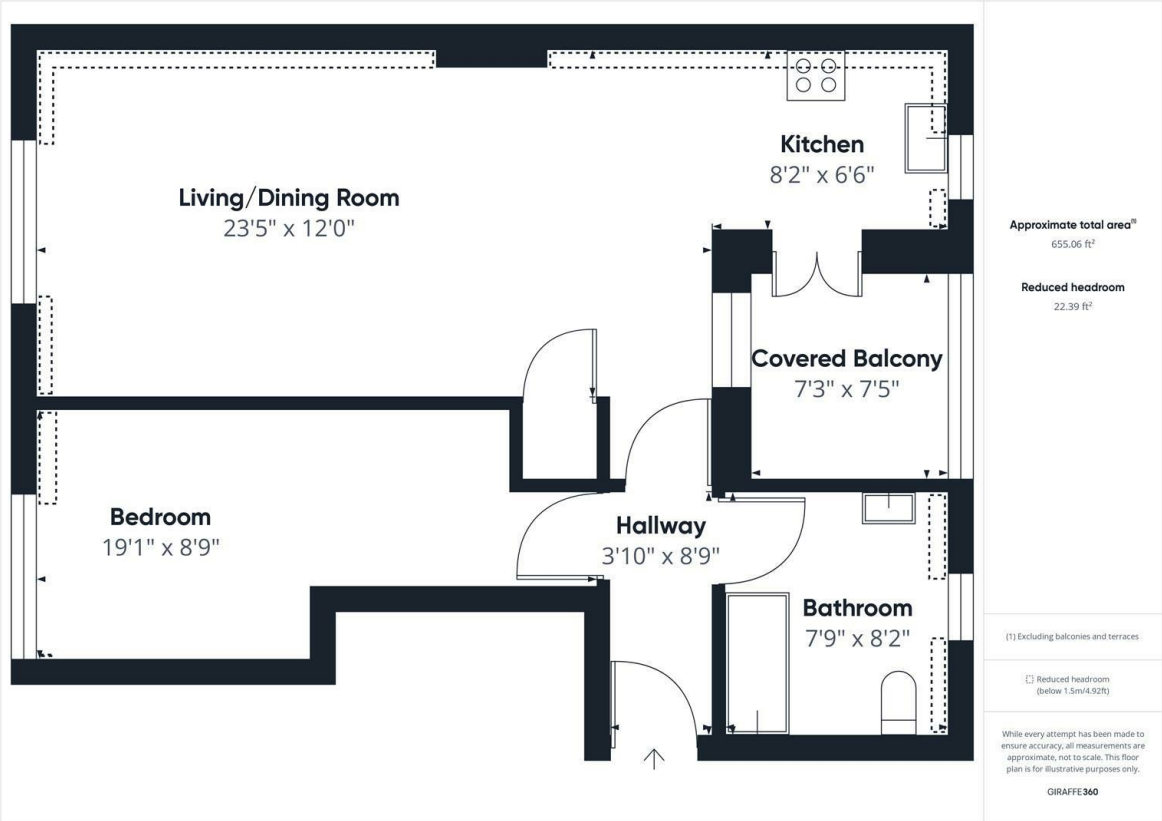

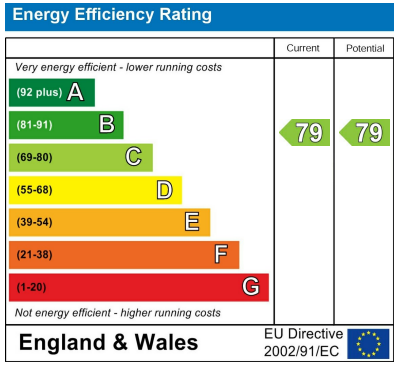

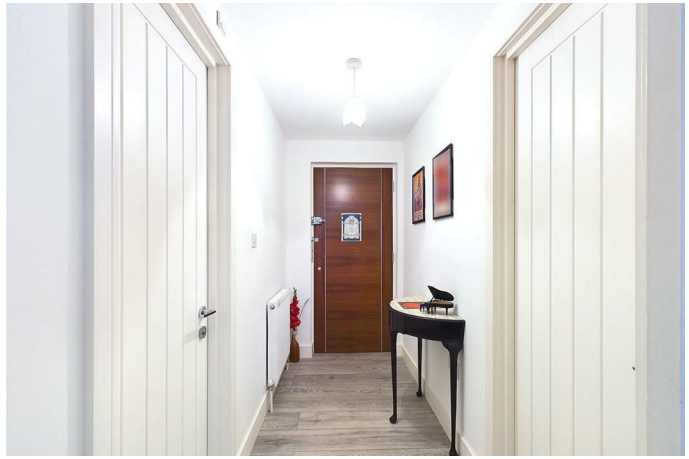

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