



Edwards Avenue, Ruislip, HA4 6UZ

NO UPPER CHAIN. Gibson Honey are pleased to present this well-maintained one-bedroom ground floor flat. The property features a spacious living room, separate kitchen, and a modern bathroom. Additional benefits include off-street parking, double glazing, and gas central heating. Conveniently located, the flat is within easy reach of South Ruislip's shops and amenities, including Sainsbury's supermarket and the Old Dairy site, which offers a cinema, restaurants, a gym, and Asda. Highly regarded schools such as Queensmead and Deansfield are also close by.



ENTRANCE HALL

Radiator, cupboard housing boiler, doors to;

LIVING ROOM

Front aspect double glazed bay window, double radiator, coved ceiling.

KITCHEN

Side double glazed window, a range of base and eye level units,

tilled flooring, tiled splashback, oven with four electric hob rings, extractor fan, fridge/ freezer, stainless steel sink.

BEDROOM

Front aspect double glazed window, radiator, fitted wardrobes.

BATHROOM

Side aspect double glazed frosted window, tiled flooring and walls, panel enclosed bathtub with mixer taps and electric shower attachment, wash hand basin, low level w/c, radiator.



GARAGE

LEASE

166 Years remaining

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

OUTGOINGS

Service Charge - £250 annually

Ground Rent - £100 annually

COUNCIL TAX

London Borough of Hillingdon -

Band C - £1,735.45

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

DISTANCE TO STATIONS

South Ruislip Station – 0.3 miles

(Central Line/ Chiltern Line)

Ruislip Gardens Station – 0.5 miles

(Central Line)

Ruislip Station – 1.0 miles (

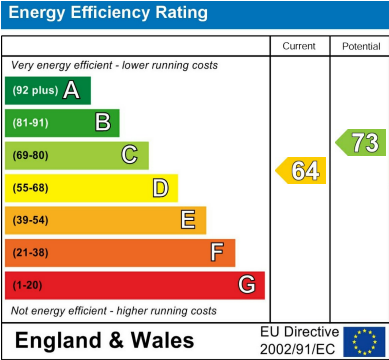
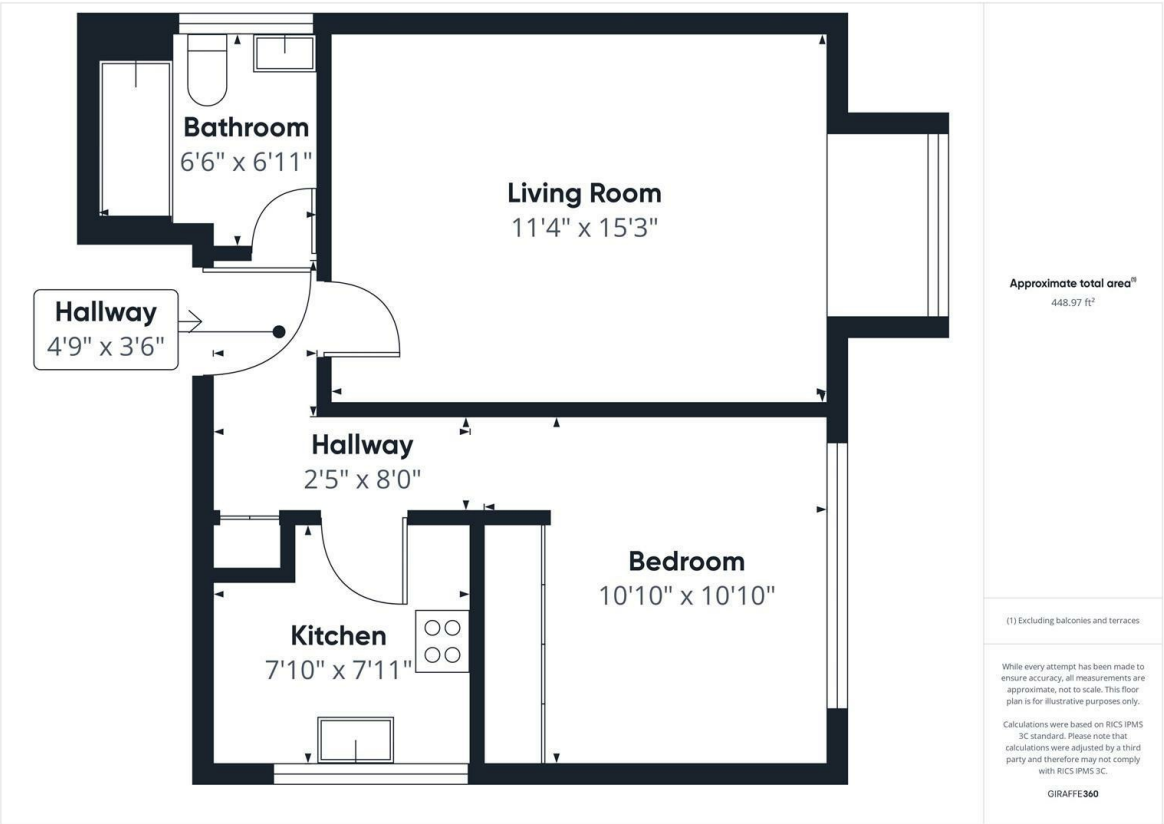
Metropolitan / Piccadilly Line)

92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

sales@gibsonhoney.co.uk

www.gibsonhoney.co.uk



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.