



Lakeside Close, Ruislip, HA4 7UE
£300,000

We are delighted to present to the market this spacious ground floor maisonette with own private garden. Set in this ever popular location in North Ruislip, this property is an ideal purchase for first time buyers and investors alike which briefly comprises: Living room, fitted kitchen, master bedroom and modern bathroom suite. The property benefits include : double glazing, gas central heating, own garden, parking and built in storage space throughout. Ruislip's bustling High Street is only a short distance away which offers a wide variety of enticing shops and restaurants to include Waitrose Supermarket, Granero Lounge, Pizza Express and numerous coffee bars. There is also a service station at the end of the road that includes an M&S store and a cash machine. There is a bus service a few minutes walk away and the Metropolitan/Piccadilly Line Station at Ruislip offers a swift and regular service into Central London and The City. Ruislip Lido is a stones throw away and offers fun for all the family and a stunning scenic route. The property is also ideally situated for the highly regarded Whiteheath primary school.



ENTRANCE HALL

Front aspect double glazed frosted door, wooden flooring, radiator, storage cupboard, doors to:

LIVING ROOM

Rear aspect double glazed windows, rear aspect double glazed double doors to rear garden, wooden flooring, radiator.

KITCHEN

Front aspect double glazed windows, tiled flooring, a range of base and eye level units, breakfast bar, one and a half stainless steel sink with drainer, integrated appliances including fridge freezer and oven with four electric hob rings and extractor hood, space for washing machine, radiator.

BEDROOM

Rear aspect double glazed windows, laminate effect flooring, built in wardrobe, radiator.

BATHROOM

Front aspect double glazed frosted window, tiled flooring, tiled walls, panel enclosed bath with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

FRONT

Laid to patio.

REAR GARDEN

Patio area, mainly laid to lawn, panel enclosed fence, garden shed x 1.

PARKING

Allocated parking for one vehicle.

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

LEASE

Lease being extended upon completion to 150 years.

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OUTGOINGS

Service Charge: £44 per calendar month which covers the external area of the property.

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COUNCIL TAX

London Borough of Hillingdon - Band C - £1,156.49

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DISTANCE TO STATIONS

West Ruislip (1.3 Miles) -
Central/Chiltern Railways
Ruislip (1.3 Miles) -
Metropolitan/Piccadilly
Ickenham (2.2 Miles) -
Metropolitan/Piccadilly

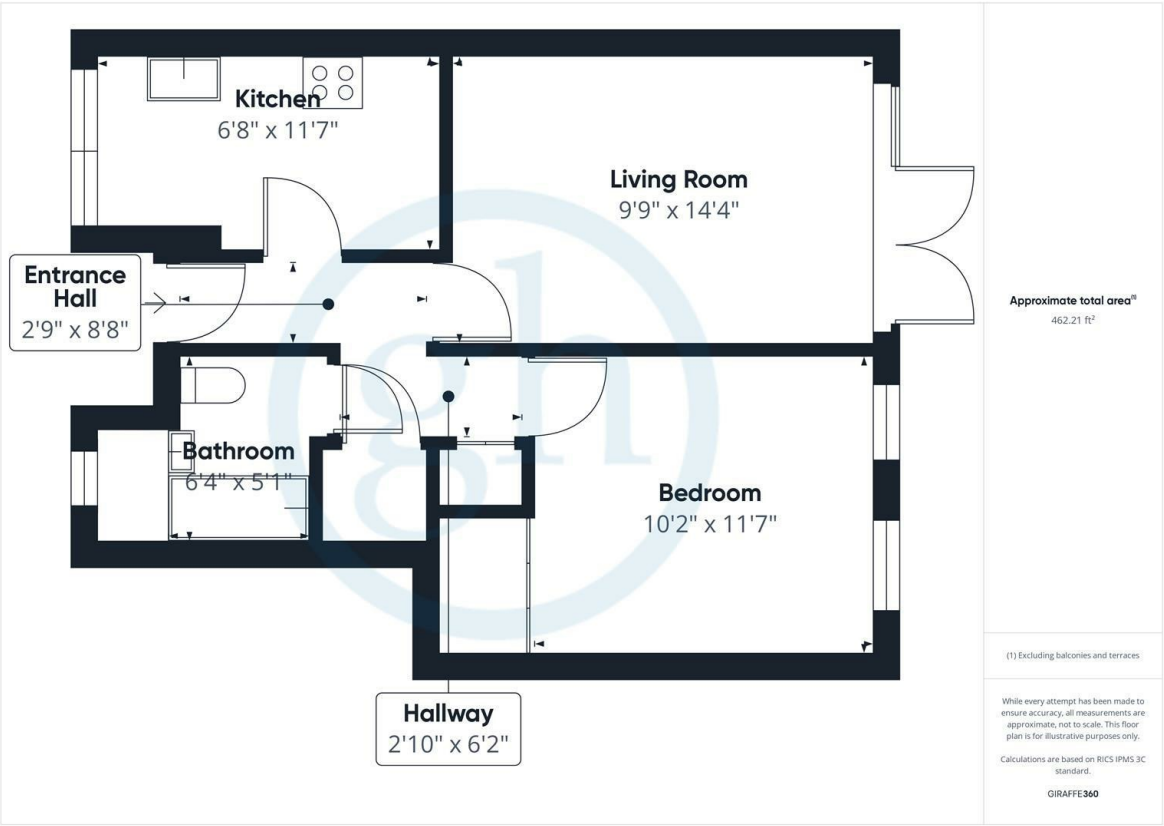


92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

sales@gibsonhoney.co.uk

www.gibsonhoney.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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