



## Carmichael Close, Ruislip, HA4 6LG

- One bedroom apartment
- Allocated parking
- Close to Ruislip Gardens Station
- No upper chain
- Second floor
- Juliet Balcony

**Asking Price £230,000**

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Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

**Description**

Offered for sale with no upper chain and in need of some updating, this one bedroom apartment is ideal as a first home or rental investment.

**Accommodation**

Providing accommodation that briefly comprises, entrance hall with built in storage, spacious reception room with a juliet balcony, fitted kitchen with a range of storage units and drawers, space for appliances, ample work surfaces and a rear aspect double glazed window, the bedroom has a built in wardrobe and front aspect double glazed window, the bathroom is fitted with an enclosed bath with shower over, wash basin and WC there are partly tiled walls and a rear aspect double glazed window.

**Outside**

There is residents permit parking within the development

**Situation**

Located within close proximity of Ruislip Gardens Central Line Station, the A40/M40 is just a short drive away giving access to Central London and the Home Counties.

**Terms and notification of sale**

Tenure: Leasehold

Local authority: London Borough of Hillingdon

Council Tax Band: C

Current EPC Rating: B

Lease: 103 years unexpired

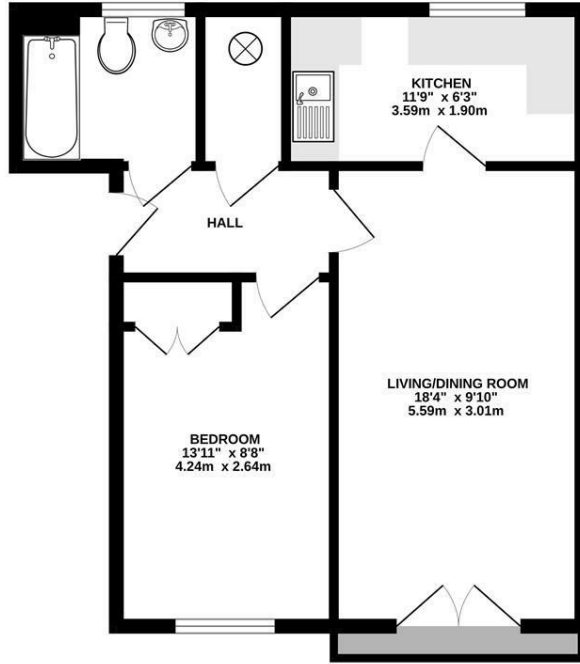
Service Charge: £2762.16 per annum

Ground rent: £0

**IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 478 sq.ft. (44.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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