

## 7 Waters Reach Apts, 10 Reservoir Road, Ruislip

£330,000 Leasehold

Two Double Bedrooms • Two Bathrooms • Elevated Ground Floor Purpose Built • Allocated Underground Parking  
• Long Lease • Walking Distance to Ruislip Lido

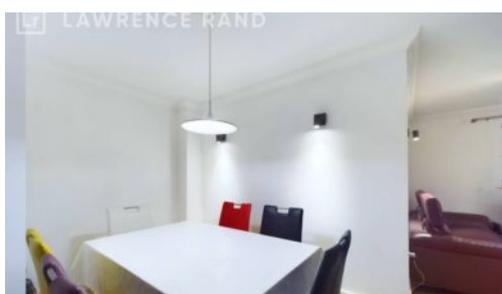
Welcome to this charming two bedroom flat in a prime location! This modern property is perfect for those seeking a stylish and comfortable living space. The flat boasts a clean and contemporary design, creating a welcoming atmosphere for its residents. With secure access and residents' parking, you can enjoy peace of mind and convenience. The property is affordably priced, making it an excellent opportunity for first-time buyers, investors, or those looking to downsize. The flat is ideally situated close to local amenities and green spaces, providing a perfect balance of urban convenience and tranquillity. Don't miss out on this fantastic opportunity to own a modern and secure home in a sought-after area.

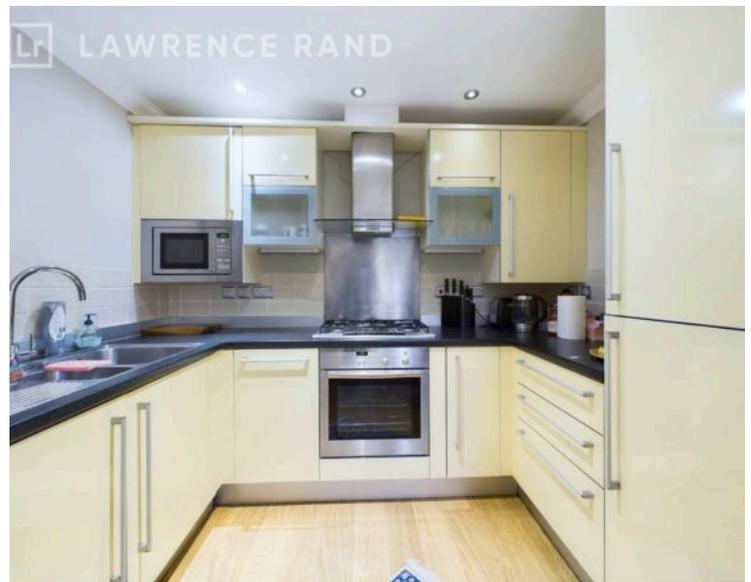
Council Tax band: D

Tenure: Leasehold



Waters Reach is located in a unique development in Reservoir Road just off Ducks Hill Road and close to the Ruislip Lido complex and Ruislip Woods. Ruislip High Street is just over a mile away where there are excellent shopping facilities. Also available are a number of popular restaurants and coffee bars. The Metropolitan/Piccadilly line station offers swift and regular connections to The City and Baker Street and for the motorist the A40 offers good access to London and The Home Counties.





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**Verified Material Information:**

Council tax band: D, Yearly charge £1952.00, London Borough of Hillingdon

Lease length: 104 years

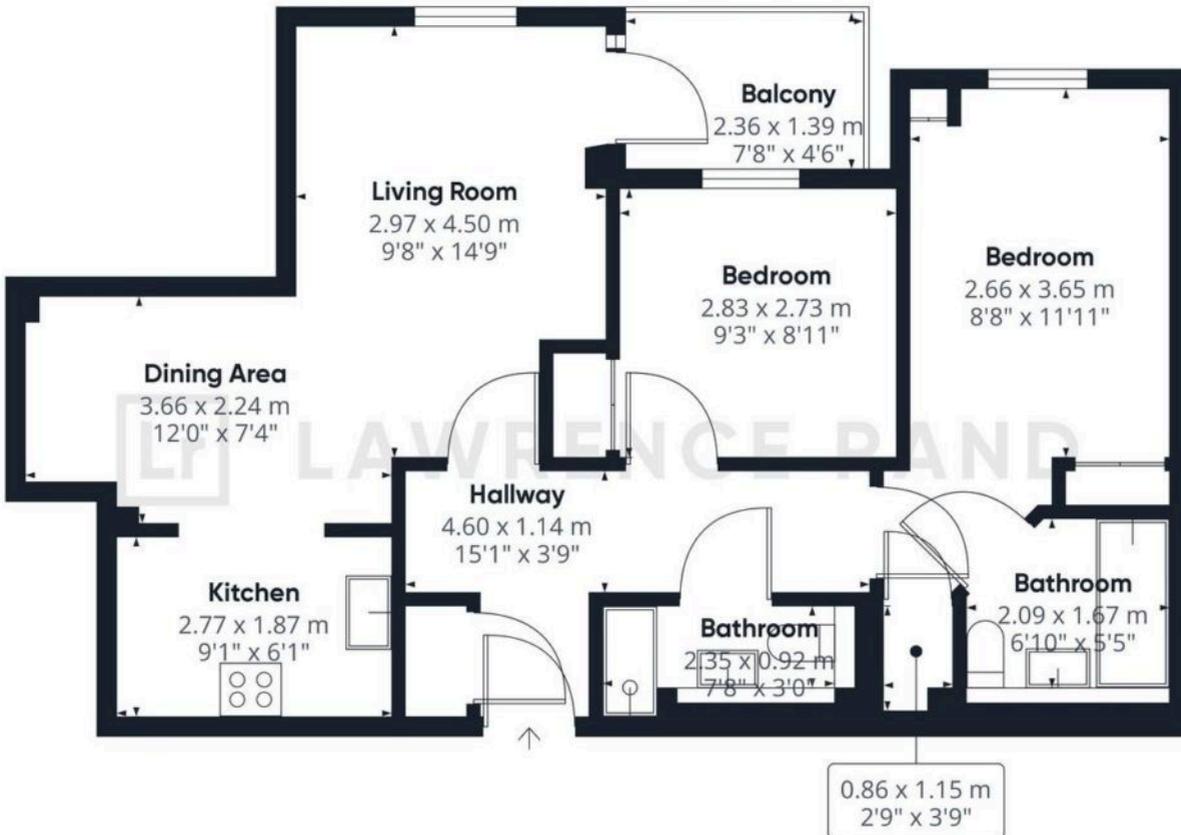
Property construction: Standard form

Electricity supply: Mains electricity

Water supply: Mains water supply, Sewerage: Mains

Heating: Gas

Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent



<b>Approximate total area<sup>(1)</sup></b>
59.24 m <sup>2</sup>
637.66 ft <sup>2</sup>
<b>Balconies and terraces</b>
3.26 m <sup>2</sup>
35.09 ft <sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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