





## Key Features:

- Ideal investment opportunity or first time purchase
- Close to transport links & shops
- Long lease
- Communal gardens
- Secure entry phone system
- Allocated parking space
- Open plan kitchen/lounge/diner
- Two bathrooms
- Two bedroom ground floor apartment

In immaculate condition this lovely two double-bedroom, two-bathroom ground-floor apartment offering modern contemporary living accommodation in a sought-after location. This property would be an ideal investment opportunity, first time purchase or downsize. The open plan kitchen/lounge/diner has integrated appliances, stylish cream units and wood work tops. The lounge/dining area is bright with a large window allowing plenty of natural light into the room. There is also space for a dining and table and chairs. The sizable master bedroom boasts fitted bespoke wardrobes and an ensuite shower room. The second bedroom is also a good size and decorated in neutral tones. The family bathroom is modern and comprises of a white three-piece suite.

The communal entrance has stairs to all floors and all apartments are accessed via a security entry phone system. The property benefits from a secure allocated underground parking space, integrated nest heating and outside a well maintained communal rear garden for the use of all residents.





Flowerdown Court, Flowers Avenue is well located, being within easy reach of Eastcote, Ruislip Manor and Ruislip – with their many restaurants, shopping facilities and Metropolitan/Piccadilly line stations into London. There are several well-regarded schools in the area and the A40/M40 road network is easily accessible.

**Verified Information:**

Council tax band: D

Council tax annual charge: £1863.91pa

Tenure: Leasehold

Lease length: 125 years from 01 Jan 2009

Ground rent: £300pa

Service charge: Approx £1915pa

Property construction: Taylor Wimpey UK Limited built the property for 2009

Energy Performance rating: C

Electricity supply: Mains, Water supply: Mains water,  
Sewerage: Mains

Heating: Gas central heating

Heating features: Integrated Nest console

**Broadband & mobile coverage:**

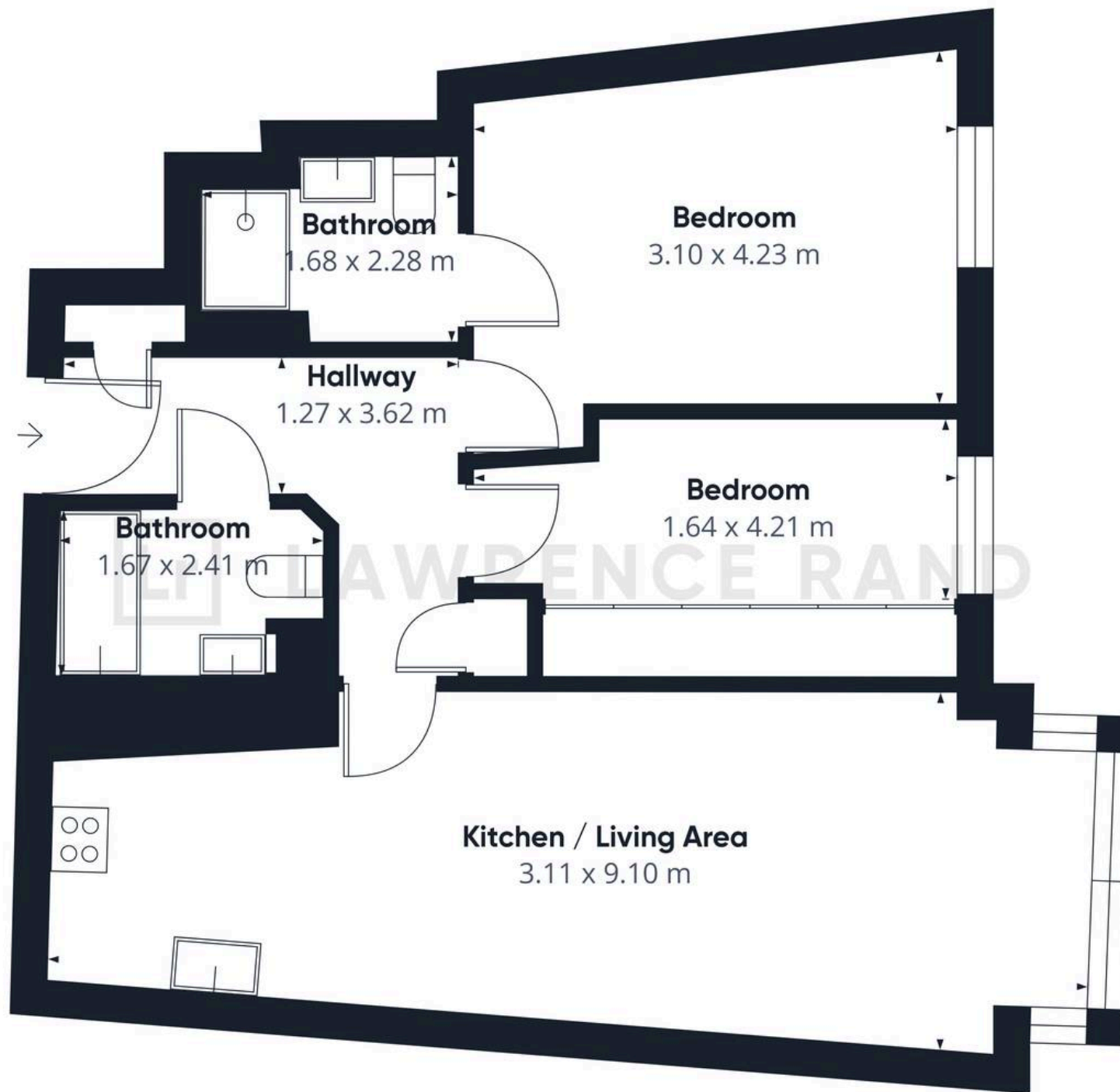
Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 – Excellent, Vodafone – Excellent,  
Three – Excellent, EE – Excellent

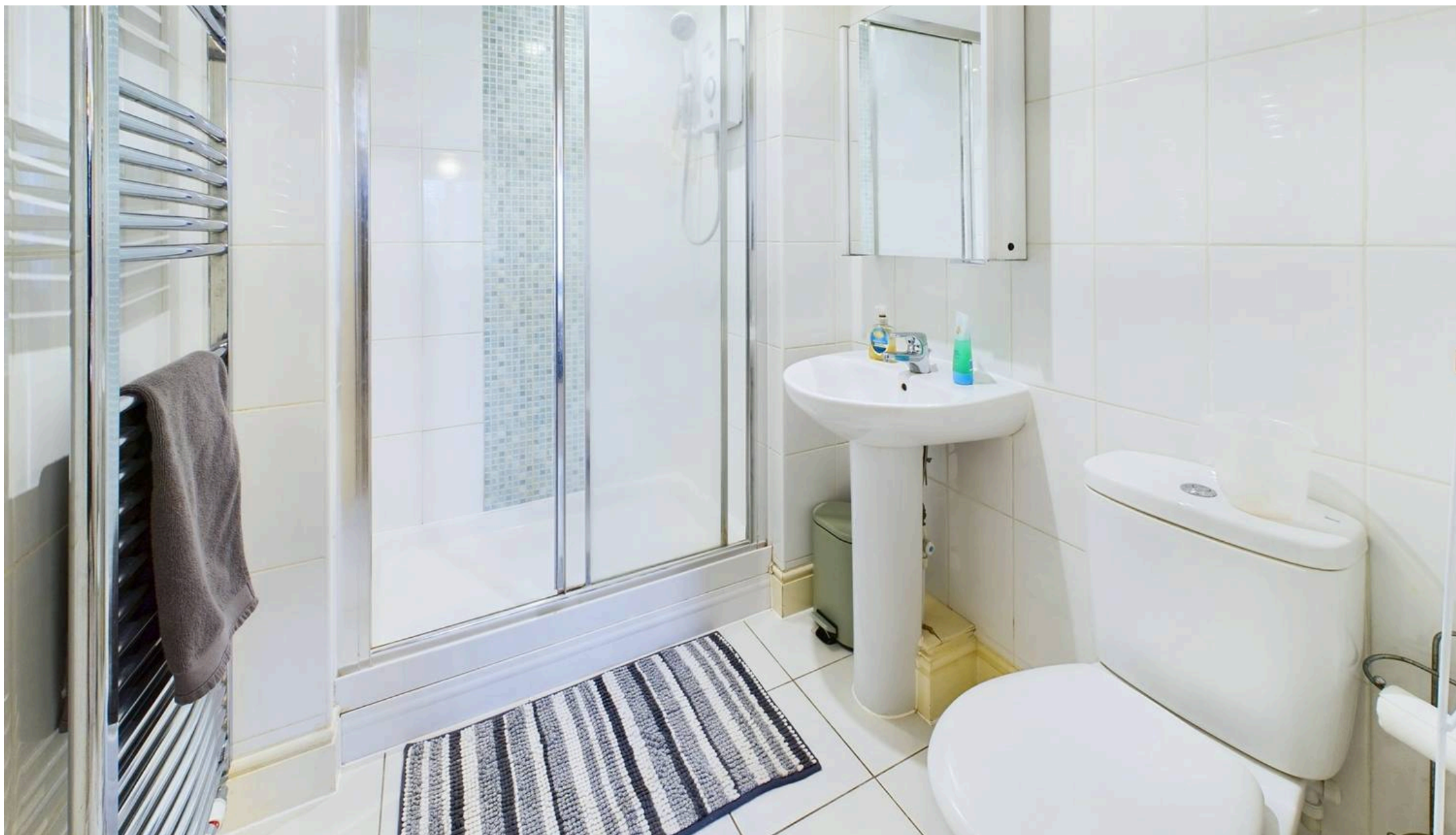
**Disclaimer:**

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.









## Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211 • [Info@lawrence-rand.co.uk](mailto:Info@lawrence-rand.co.uk) • [www.lawrence-rand.co.uk/](http://www.lawrence-rand.co.uk/)