



LAWRENCE RAND

Flowerdown Court, 2 Flowers Avenue

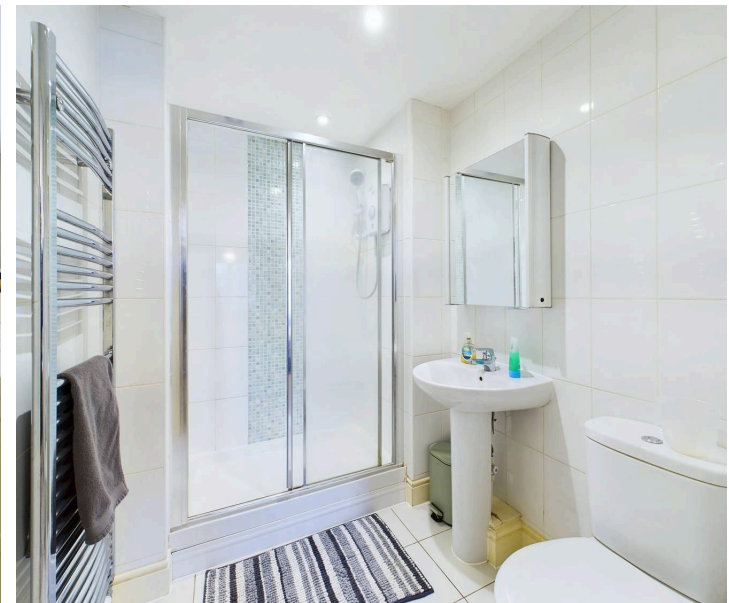
In Excess of £370,000

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 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

Parking: Allocated space in underground gated car park

Suppliers:

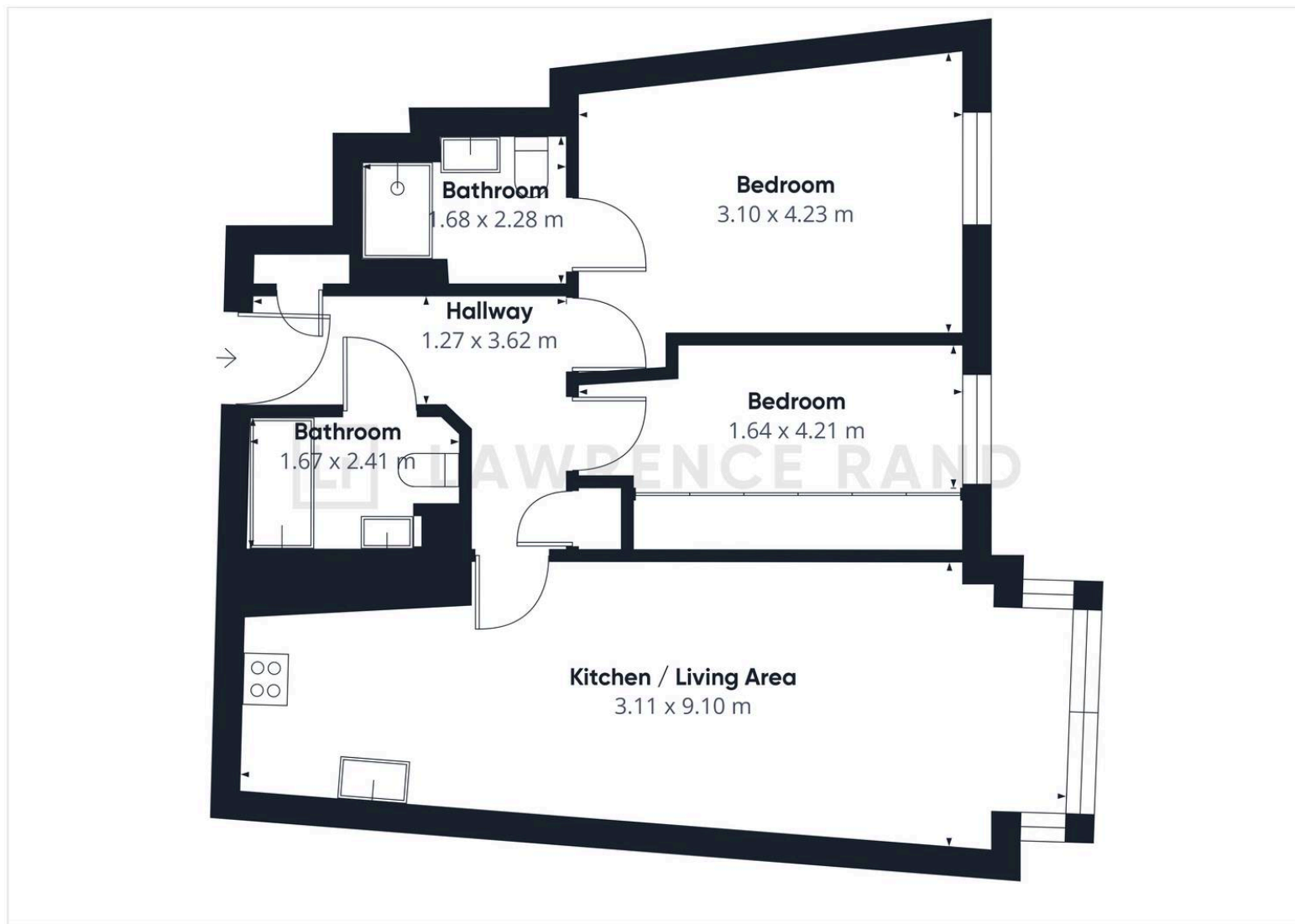
Electricity supply: Mains, Water supply: Mains water,
Sewerage: Mains

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





Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

Info@lawrence-rand.co.uk

www.lawrence-rand.co.uk/

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