



**LAWRENCE RAND**

**Cheriton Lodge, Pembroke Road**  
**£320,000**

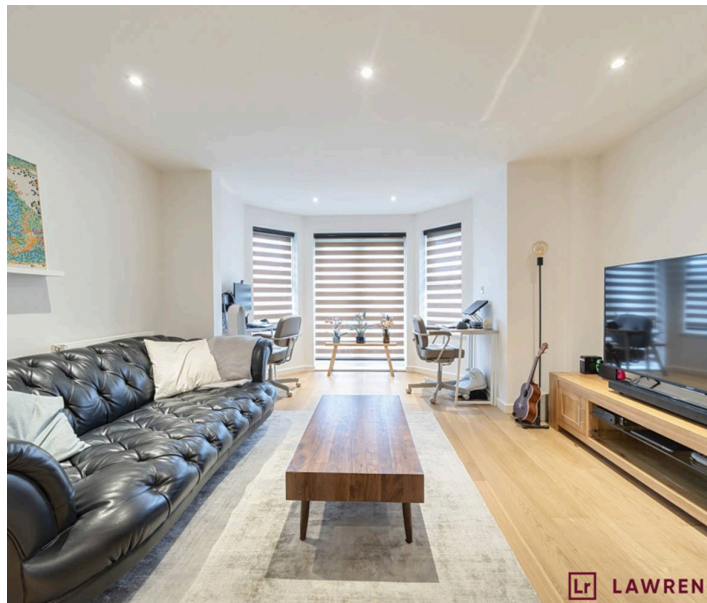


## Key Features:

- Purpose built modern apartment
- Good size double bedroom
- Modern kitchen & bathroom
- Long lease -
- Residents parking
- Close to station & shops

This immaculate one double bedroom ground floor purpose-built apartment is in excellent condition throughout and has doors from the living room opening out onto a private patio terrace. This would be an ideal investment opportunity, down size or first-time purchase. The property is accessed via a secure entry phone system and offers use of well-kept communal gardens. The welcoming entrance hallway has two large built-in storage cupboards. The lounge is decorated in soft neutral tones, attractive wood flooring and a large front aspect window. The kitchen flows effortlessly from the living room and has a host of wall and base units, ample work surfaces and space for appliances. The comfortable bedroom benefits from bespoke fitted cupboards. Completing this lovely apartment is a modern fully tiled bathroom. Benefits include, double glazing, gas central heating, allocated parking space and a long lease. Viewing is highly recommended.

Cheriton Lodge is located within minutes of Ruislip High Street and its shopping and transport facilities including Metropolitan and Piccadilly Line Stations which offer services into London in less than an hour. Alternatively for the motorist the A40/Western Avenue is just a short drive away providing easy and direct access into Central London and the surrounding Home Counties.





**Verified Material Information:**

Council tax band: D

London Borough of Hillingdon

Council tax annual charge: £1863.91pa

Tenure: Leasehold

Lease length: 125 From November 2008

Ground rent: £150pa

Service charge: £224.21pm

Parking: Allocated parking space

Property construction: Standard form

Energy Performance rating: C

**Suppliers:**

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

Heating: Gas central heating

**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.

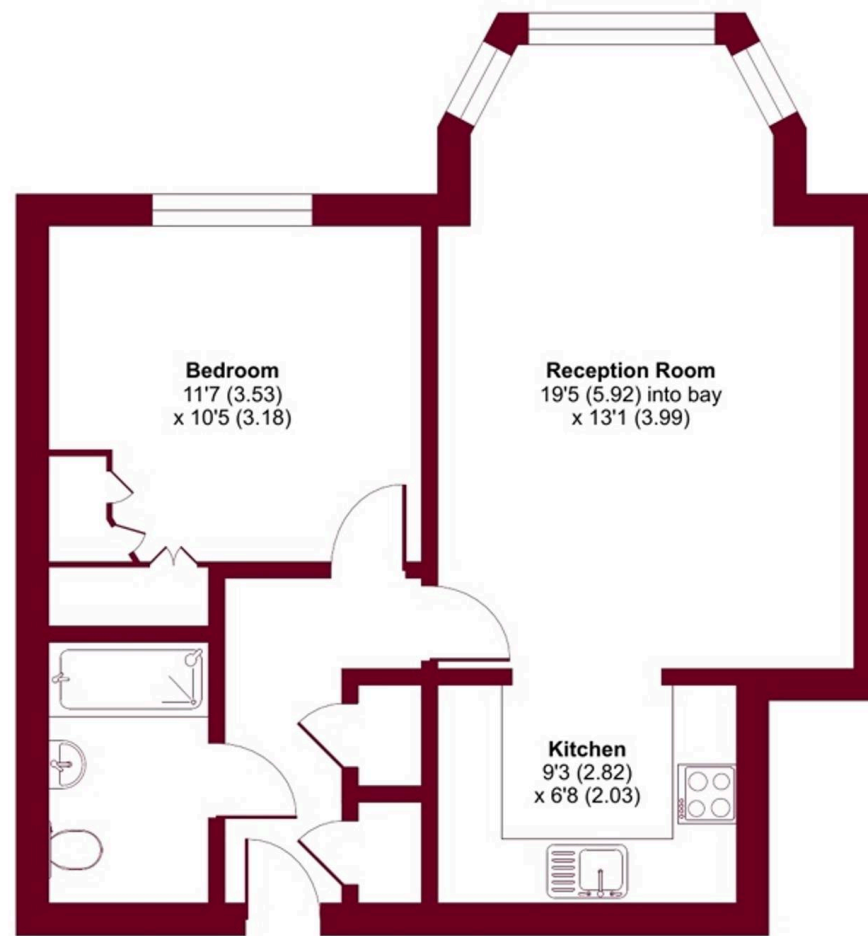




## Pembroke Road, Ruislip, HA4

Approximate Area = **764** sq ft / **71** sq m

For identification only - Not to scale



**GROUND FLOOR**





## Lawrence Rand

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