

## Flat 1, Cheriton Lodge, 38 Pembroke Road

£325,000 Leasehold

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.

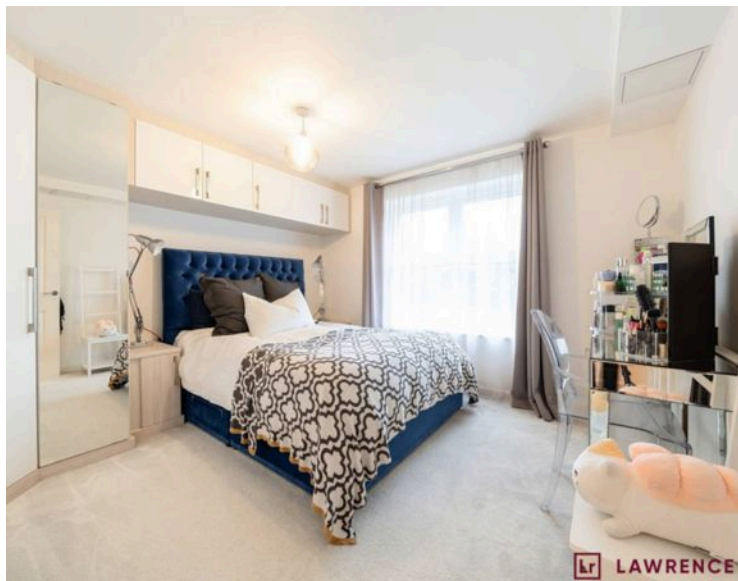
Council Tax band: D

Tenure: Leasehold



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

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Gas central

Heating features: Double glazing

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

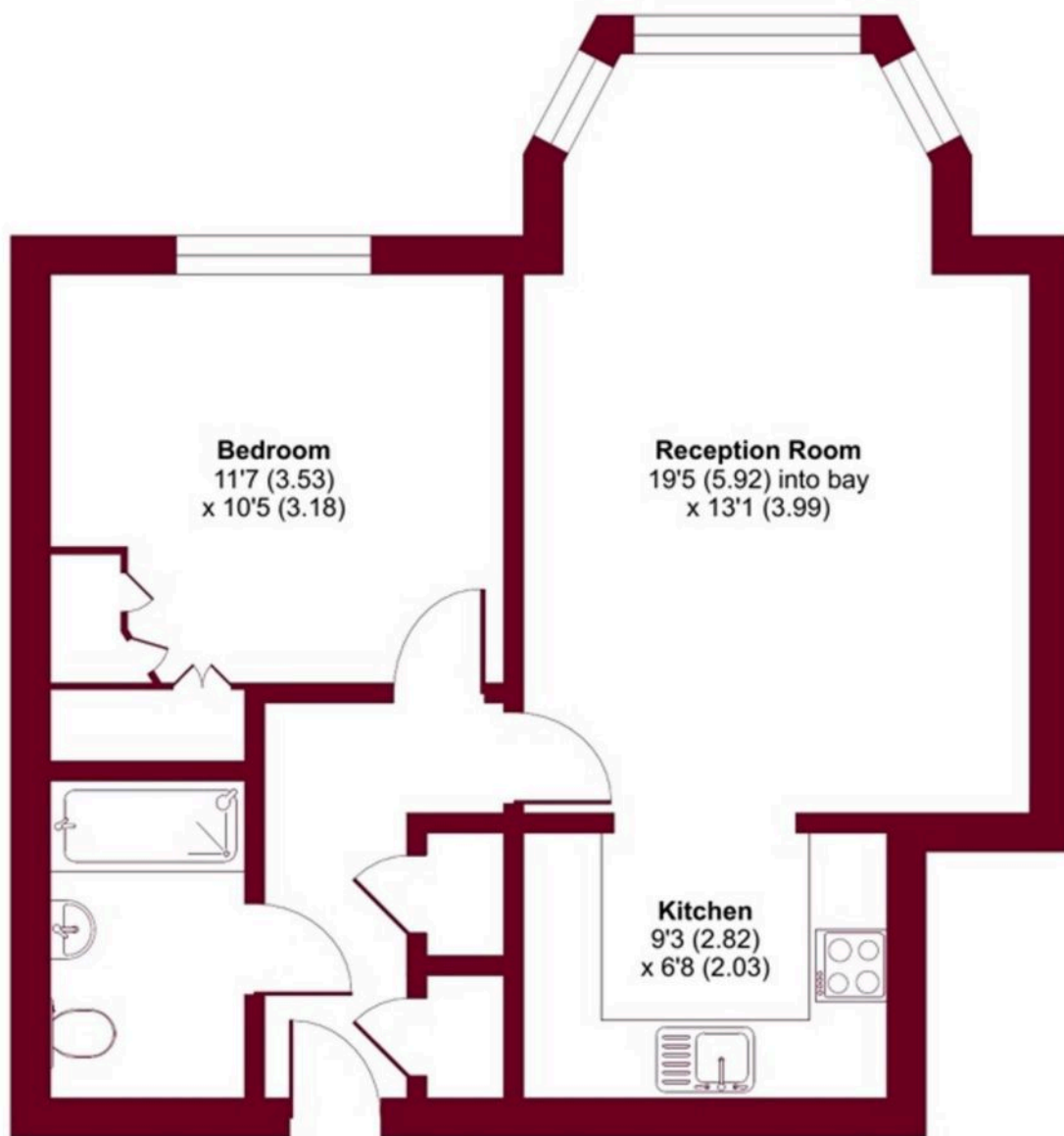




# Pembroke Road, Ruislip, HA4

Approximate Area = 764 sq ft / 71 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nîchecom 2023. Produced for Lawrence Rand. REF: 975959

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