



LAWRENCE RAND

Elliott Court, Elliott Avenue
£475,000

Key Features:

- Allocated parking with EV Charger
- Split level two bedroom apartment
- Open plan kitchen/lounge/diner
- Juliette balcony
- Well kept communal gardens
- Come with a long lease
- Ideal investment opportunity or first time purchase

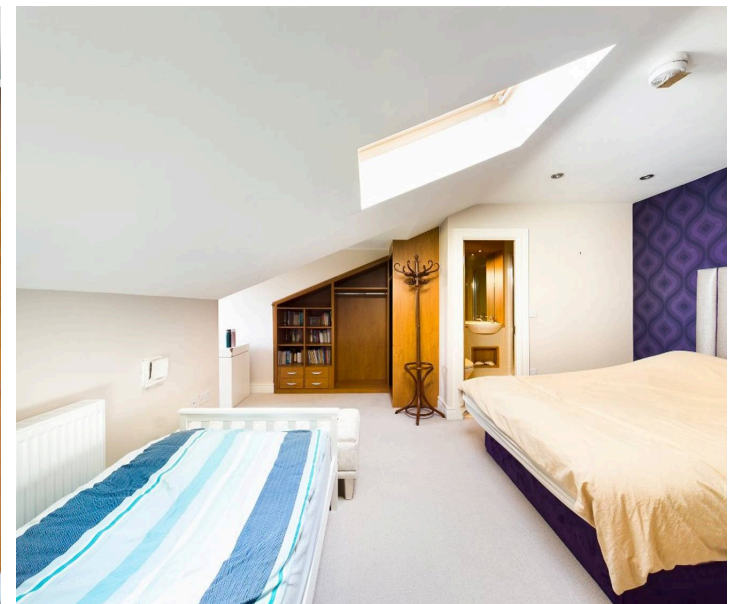
Located on a most popular modern development is this exceptionally spacious two-bedroom two-bathroom split-level apartment stylishly presented throughout.

The property offers fresh contemporary interiors with a great feeling of light and space and comprises: entry via a video entry phone system, a good sized entrance hallway with storage cupboard and stairs rising to the first floor.

The open plan lounge/kitchen has double doors opening onto a Juliette balcony. The modern fitted kitchen has a good range of base and eye level units with integral appliances. One double bedroom is located on the ground floor with a fresh modern fitted bathroom.

Upstairs to the first floor, there is a spacious light filled master suite with a lovely en-suite shower room.

Outside there are private seating areas for residents within the communal gardens, and allocated parking with EV charger, together with visitors parking.



Location:

The property is conveniently located mid-way between Eastcote and Ruislip Manor, where you will find a host of shops, cafes and restaurants. Good transport links are serviced by the Metropolitan/Piccadilly tube line with the A40/Western Avenue just a short drive away providing swift access into Central London and the surrounding Home Counties.

Verified Material Information:

Tenure: Leasehold, Length of lease: 111 years

Service charge yearly: £1400

Ground rent charge yearly: £250

Local Authority: Hillingdon

Council tax band: E

Council tax annual charge: £2386.24

Suppliers:

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

Heating: Gas central heating

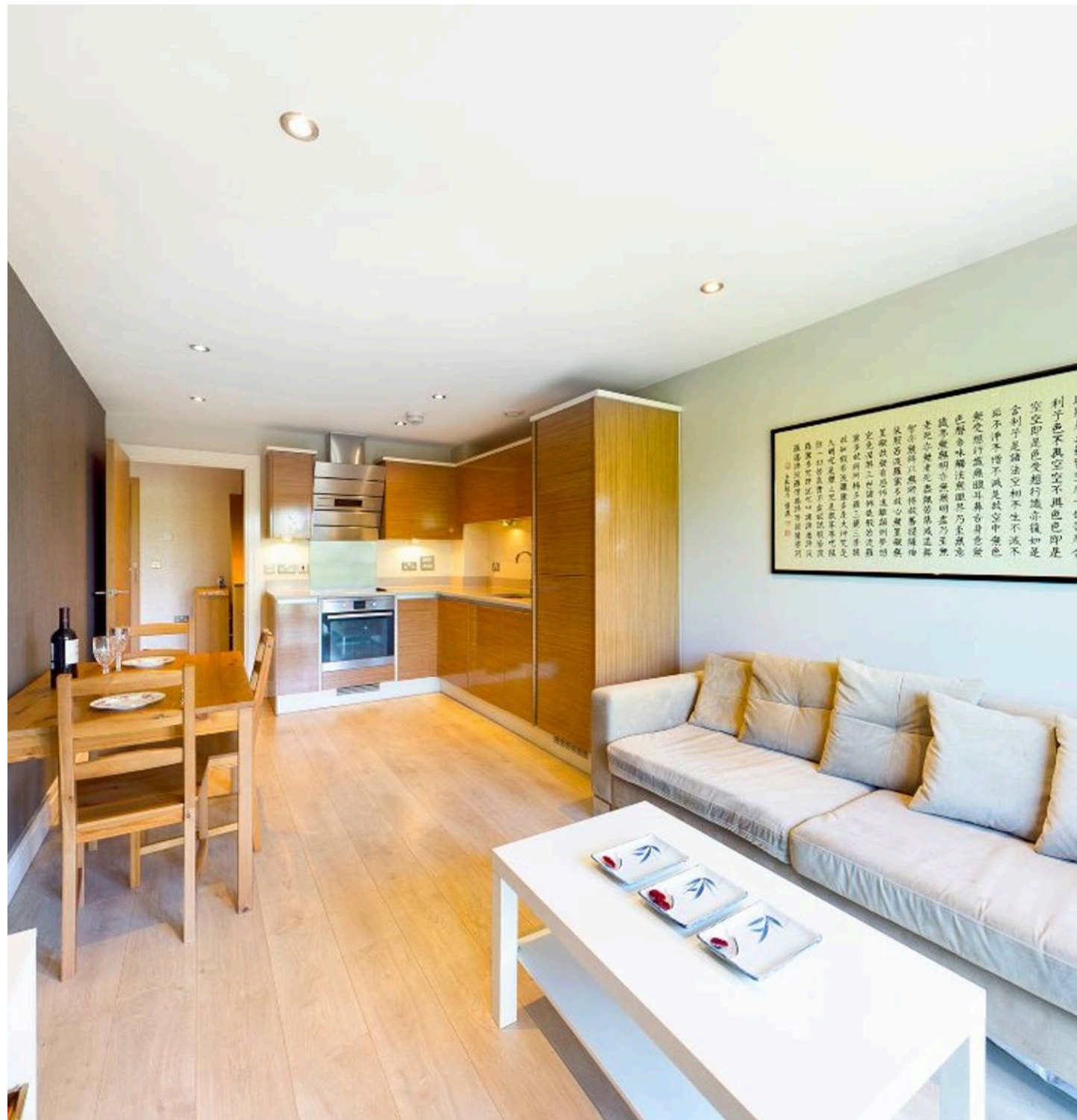
Broadband & mobile coverage:

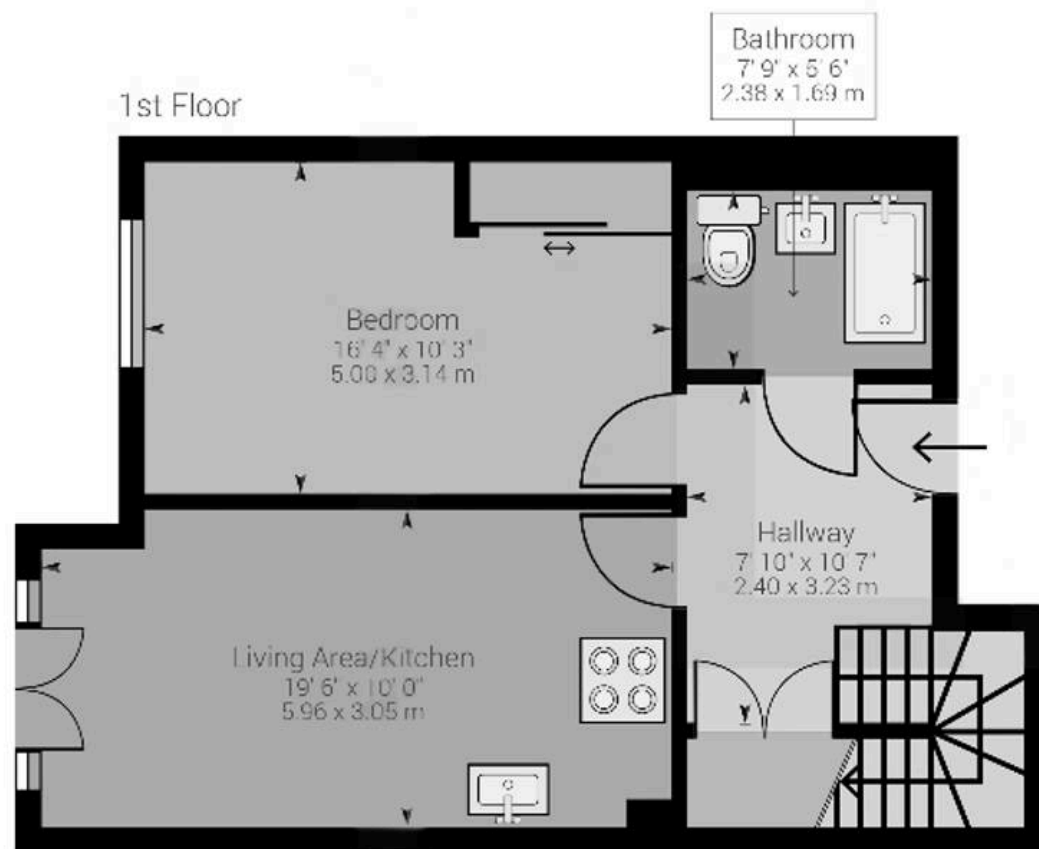
Broadband: FTTP (Fibre to the Premises)

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.







Lawrence Rand

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