



LAWRENCE RAND

Cobalt Court, 28 Arla Place

Guide Price **£390,000**

KEY FEATURES:

- Two bedrooms
- Two bathrooms - Master en-suite
- 116 years on lease
- Secure video entry phone
- Great access to South Ruislip Station (Central line/Chiltern line)
- Modern development
- Open plan 'lifestyle' kitchen/reception room

A stunning two double bedroom, two bathroom first floor apartment which is exceptionally bright and spacious throughout and has a large covered balcony. This popular modern development is within a few minutes walk of the local shops & station at South Ruislip.

The communal entrance is accessed via video entry-phone system and there are stairs to the upper floors. The good size apartment has a spacious entrance hall with built-in storage cupboard and access to the rooms. The stylish open-plan 'lifestyle' kitchen/reception room has double glazed doors opening onto the large covered balcony. The contemporary kitchen is well appointed with modern units and integrated appliances and there is space for a dining table. The master bedroom boasts fitted wardrobes and an en-suite shower room. Bedroom two is a genuine double and completing this apartment is a contemporary bathroom. This apartment is in a good position within the development and has the added benefit of a parking space and a strong lease.



Cobalt Court is part of the 'Arla Place' development in South Ruislip with great access to South Ruislip Station (Central line/Chiltern line). Close by are Ruislip Manor and Eastcote Stations (Met line) and the A40 is within easy driving distance, all offering a wide range of alternative travel options.

Verified Information:

Council tax band: D

Council tax charge per year: £1,952

Local authority: London Borough of Hillingdon

Tenure: Leasehold

Lease: 116 Years remaining

Ground rent: £520 per year

Service charge: £156 per month

Energy Performance rating: A

Boiler service: Checked annually; the last service was in Jan 2025

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.

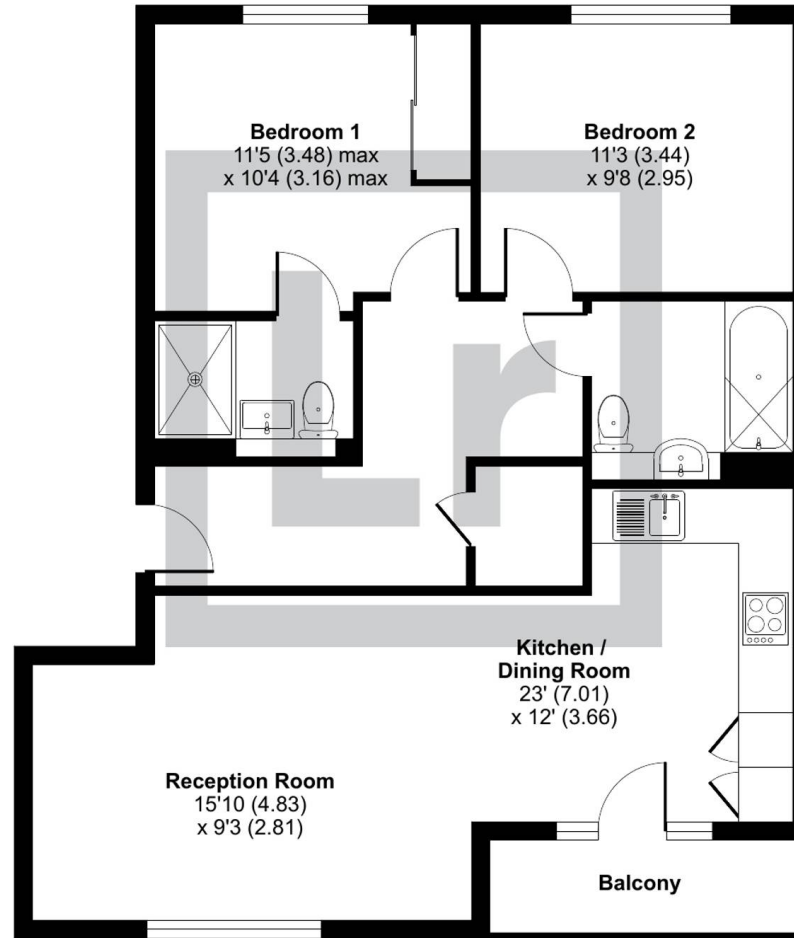




Arla Place, Ruislip, HA4

Approximate Area = 744 sq ft / 69.1 sq m

For identification only - Not to scale



FIRST FLOOR





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