



LAWRENCE RAND

Elliott Court, 161 Elliott Avenue

Offers in Region of **£425,000**

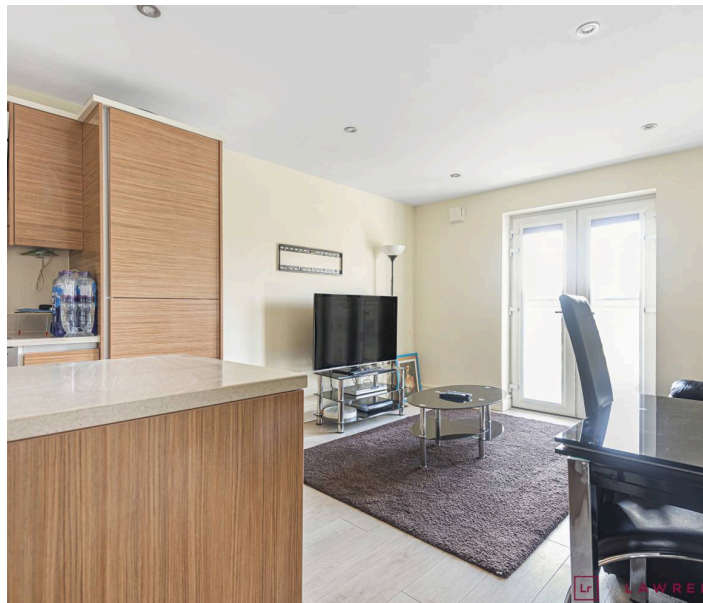
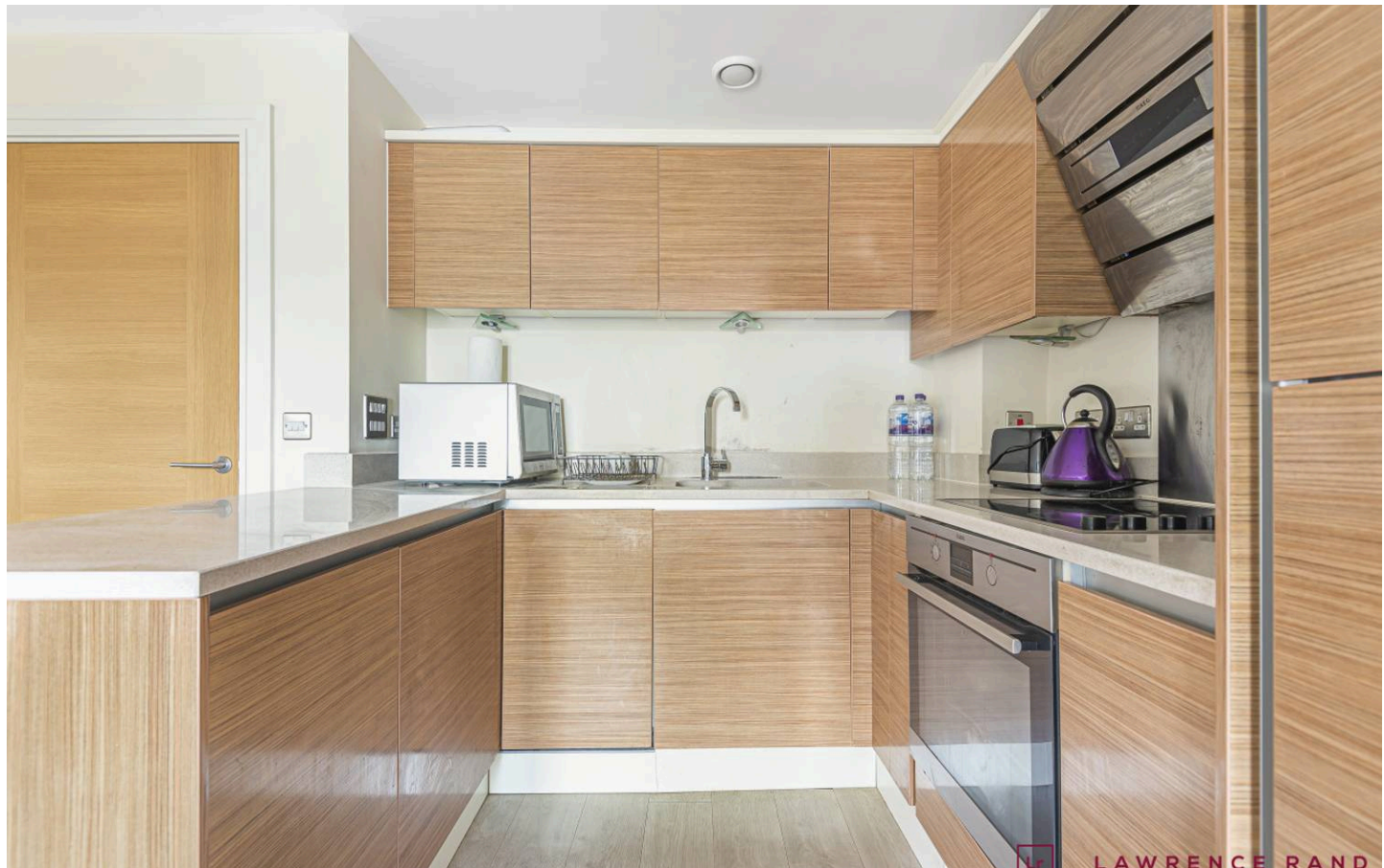
KEY FEATURES:

Ruislip

- Spacious split level apartment of approx. 925 sq ft
- Contemporary open plan kitchen/reception room
- Two modern bathrooms including en suite to principal bedroom
- Principal bedroom with fitted storage and dressing area
- Secure video entry system and well kept communal areas
- Allocated parking, visitor spaces behind secure gates and street parking
- Beautifully maintained communal gardens with seating areas
- Lift access within the development

Located within a sought after modern development, this exceptionally spacious two bedroom, two bathroom split level apartment offers stylish living across approximately 925 sq ft.

The property features a bright and airy layout with contemporary interiors throughout. The communal entrance benefits from a secure video entry phone system, leading into a welcoming hallway with ample storage. The open plan kitchen/reception room enjoys an abundance of natural light, featuring double doors opening to a Juliette balcony. The modern fitted kitchen is well equipped with a range of sleek base and eye level units and integrated appliances, creating an ideal space for both everyday living and entertaining.



The second bedroom is located on the entrance floor alongside the family bathroom, while the top floor hosts an impressive principal suite with built-in wardrobes, dressing area and private en suite shower room. Externally, residents enjoy well maintained communal gardens with seating areas, as well as allocated and visitor parking located behind secure gates. Elliott Court offers a peaceful, community setting within easy reach of Ruislip Manor and Eastcote's array of shops, cafés, and transport links via the Metropolitan and Piccadilly lines.

Verified information

Tenure: Leasehold

Lease expiry: 09.10.2137

Council Tax Band: D

Local Authority: London Borough of Hillingdon

EPC Rating: C

Heating: Electric

Water: Mains

Sewerage: Mains

Broadband: Standard available

Parking: Allocated plus visitor parking

Disclaimer

Lawrence Rand Limited has made every effort to ensure the accuracy of the information contained in these property details. However, we do not accept responsibility for any errors, omissions or misstatements. All measurements, distances, and descriptions are approximate and intended for guidance only. Prospective purchasers should verify all information by inspection or otherwise. No warranty is given or implied, and these particulars do not form part of any offer or contract.





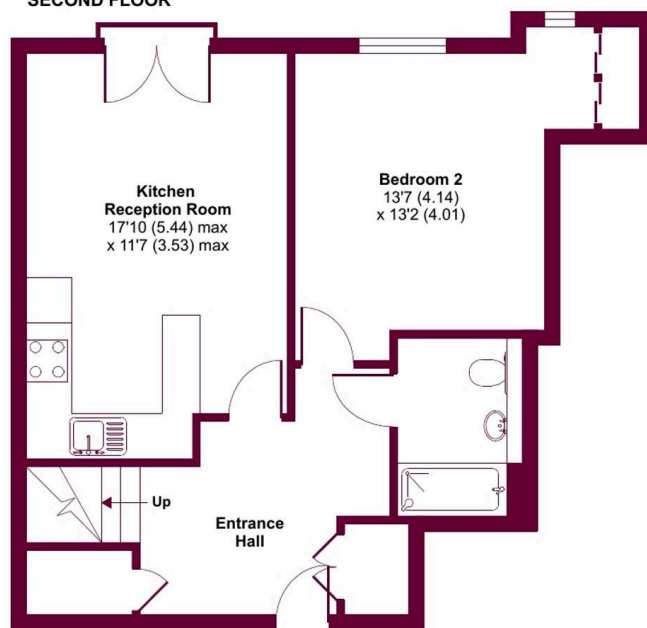
Elliott Avenue, Ruislip, Middlesex, HA4

Total = 925 sq ft / 85.9 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2022. Produced for Lawrence Rand. REF: 916596



Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211 • Info@lawrence-rand.co.uk • www.lawrence-rand.co.uk/