



LAWRENCE RAND

Flat 18, Bell View Manor, 10 The Oaks

Guide Price **£270,000**

Flat 18

Bell View Manor, Ruislip

- Modern kitchen with ample storage and work surfaces
- Stylish shower room with contemporary suite
- Attractive communal gardens and residents parking
- Secure entry system and well-maintained building
- Convenient access to Ruislip and Eastcote amenities

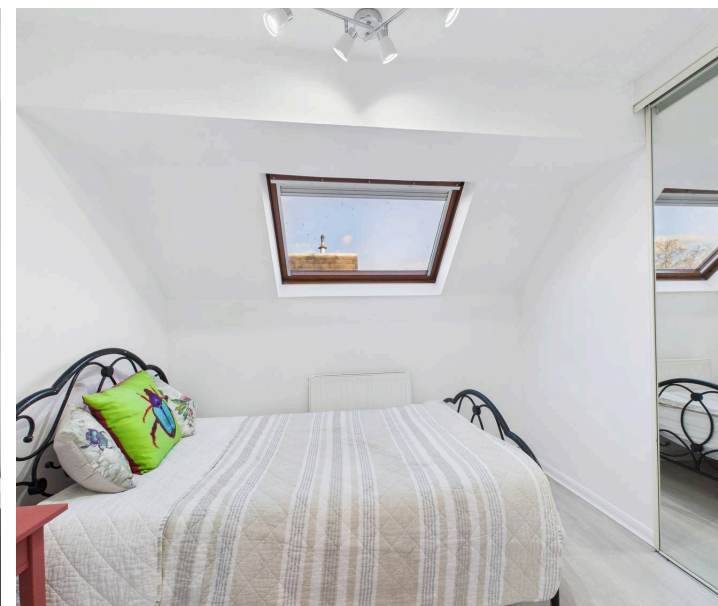
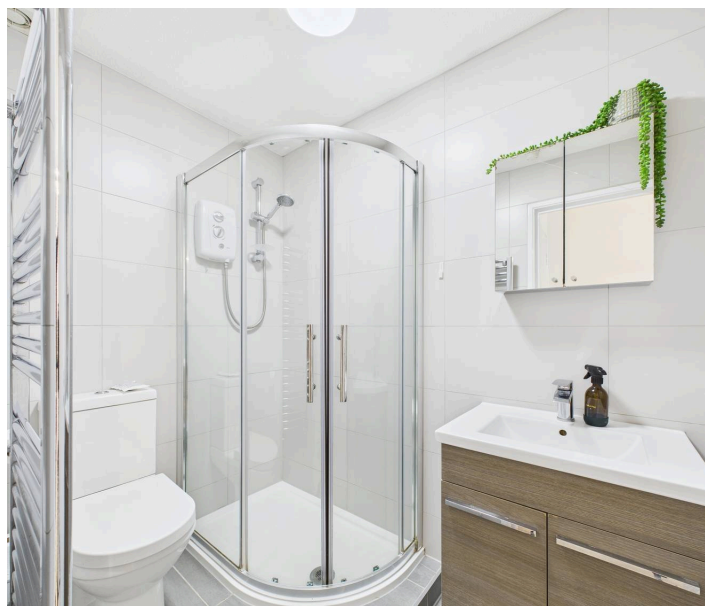
This well presented one bedroom top floor apartment offers bright accommodation throughout and is set within a well maintained development, ideal for first time buyers, investors, or those looking to downsize offered with share of freehold and no onward chain

A welcoming entrance hall with two storage cupboards leads through to a generous lounge, providing ample space for both living and dining. The room is flooded with natural light, creating a warm and inviting atmosphere.

The modern fitted kitchen features wooden cabinetry, tiled splashbacks, and practical work surfaces, together with space for appliances. The double bedroom benefits from built-in wardrobes and plenty of natural light, while the stylish shower room includes a contemporary corner shower enclosure, vanity unit, and heated towel rail.

The property enjoys a peaceful position within an attractive, landscaped development, with mature communal gardens and resident parking.

Situated in a convenient location close to Ruislip and Eastcote, the property offers excellent access to shops, cafés, and restaurants, along with multiple transport options including the Metropolitan,



Verified Information:

Council tax band: C

Local authority: London Borough of Hillingdon

Tenure: Share of Freehold Lease: 983 Years remaining

Service charge: £1440 per year

Energy Performance rating: D

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

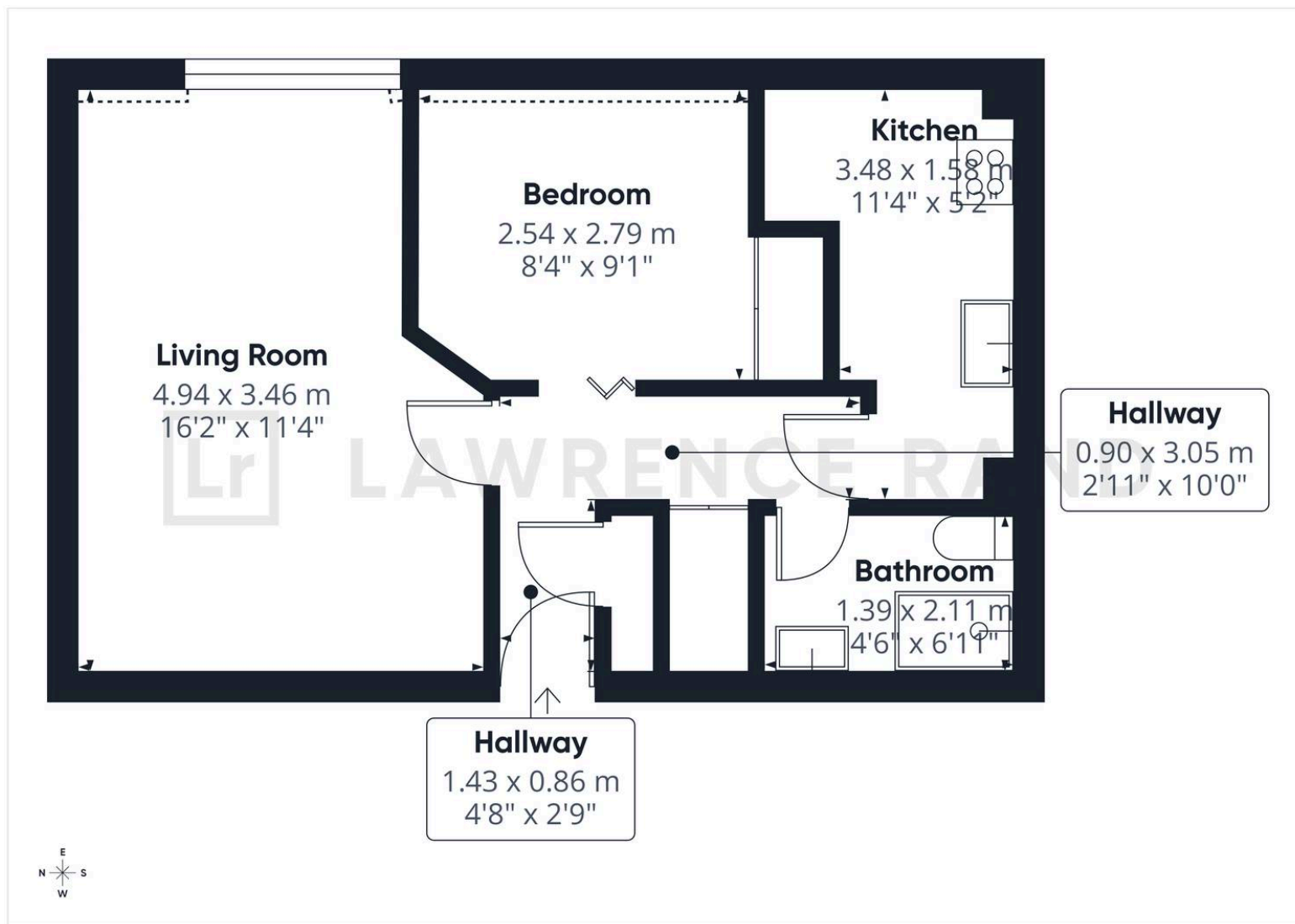
Heating: Gas central heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent,
Three - Excellent, EE - Excellent

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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