

# Wood Lane

Ruislip • Middlesex • HA4 6DH  
Offers In Excess Of: £250,000



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est 1986

# Wood Lane

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A two bedroom third floor retirement apartment, offering the ideal lifestyle for any potential purchaser looking to downsize and retreat to this conveniently positioned accommodation in the heart of Ruislip.

Third floor retirement apartment

Two bedrooms

17ft living room

New, contemporary fitted kitchen

Shower room

24 hour emergency cords

Overnight guest suite

Maintained communal gardens

Long lease

597 sq.ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







### Directions

From our office on Ruislip High Street, proceed right and continue straight until you reach the set of traffic lights. Proceed straight over the bridge, and take your second exit onto Wood Lane at the mini roundabout. The entrance to Sherleys Court can be located a short distance up on the right hand side.

### Situation

Sherleys Court is located a stone's throw from Ruislip High Street and all it has to offer, including Waitrose, The Co-Operative and Tesco supermarkets, a number of coffee shops, bars, Café Rouge, Zaza and The Duck House restaurants. Ruislip Station (Metropolitan and Piccadilly lines) with its links to Baker Street and The City is located within a couple of minutes walk away.

### Description

A two bedroom third floor retirement apartment, offering the ideal lifestyle for any potential purchaser looking to downsize and retreat to this conveniently positioned accommodation in the heart of Ruislip. Accessed via a well maintained communal entrance, the property offers a light-filled 17ft lounge with a new fitted kitchen. There are two double bedrooms, both with fitted wardrobes and a contemporary shower room. There are a number of additional benefits, including an on site warden, 24 hour emergency cords in every room, secure entry-phone system, residents lift, communal lounge, laundry rooms and an overnight guest suite.

### Outside

The property benefits from beautifully maintained communal grounds, an allocated parking space and ample visitor parking bays.



### Schools:

Sacred Heart Catholic Primary School (0.2 miles)  
Ruislip Gardens Primary School (0.6 miles)  
Ruislip High School (0.7 miles)



### Train:

Ruislip Station (0.1 miles)  
Ruislip Manor Station (0.5 miles)  
West Ruislip Station (0.6 miles)



### Car:

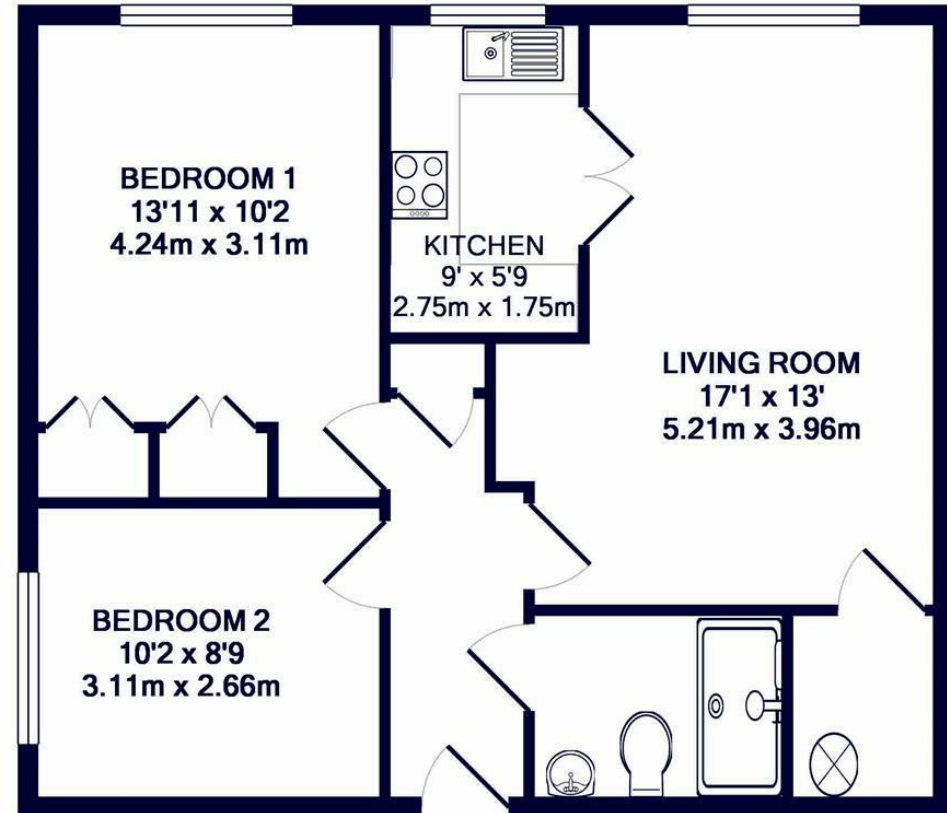
M4, A40, M25, M40



### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



TOTAL APPROX. FLOOR AREA 597 SQ.FT. (55.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	72	78
Below average energy efficiency - higher running costs	D		
Less energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - highest running costs	G		

England & Wales  
EPC Directive  
2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.