

Bembridge Gardens

Ruislip • Middlesex • HA4 7ET

Asking Price: £360,000



coopers
est 1986

Bembridge Gardens

Ruislip • Middlesex • HA4 7ET

NEW LEASE ON COMPLETION - 170 YEARS. A newly refurbished two bedroom ground floor apartment that is located within a small block on a sought after road in Ruislip. Kestrel Court is located within Bembridge Gardens and is situated a short walk from both West Ruislip and Ruislip Station, with Ruislip High Street and its array of amenities also within walking distance.

CHAIN FREE

GROUND FLOOR

NEWLY REFURBISHED THROUGHOUT

TWO BEDROOM

LARGE LIVING ROOM

NEW KITCHEN

GARAGE

SOUGHT AFTER LOCATION

NEW LEASE ON COMPLETION - 170 YEARS

654 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.





SITUATION

Kestrel Court is a small sought after block of apartments located in Bembridge Gardens which is a popular tree lined residential road in Ruislip situated a short walk from both West Ruislip Central line station and Ruislip High Street with its array of amenities including Waitrose, Pizza Express, Browns, Coffee shops and Metropolitan/Piccadilly line station. The property is also well appointed for a number of local schools and the A40 with its links to London and the Home Counties.

DESCRIPTION

A newly refurbished and spacious two bedroom ground floor apartment that is located within a small block on a sought after location in Ruislip. The property is accessed via a well-kept communal entrance and comprises of a hallway which leads to a modern separate kitchen, large living room, two well-proportioned bedrooms, a newly fitted family bathroom and the kitchen is also fitted with integrated appliances. The living room offers an abundance of light and space with multiple large windows that provide views out to the communal garden areas, the property further benefits from a new boiler and windows. Ready to move in and conveniently located, the accommodation is well suited for first time buyers or presents a rewarding investment opportunity.

OUTSIDE

The property is surrounded by well maintained communal grounds and benefits from a garage in block and ample parking for all residents.



Schools:

Sacred Heart Primary School (0.5 miles)
Bishop Winnington-Ingram CofE School (0.7 miles)
Bishop Ramsey Secondary School (1.0 miles)



Train:

West Ruislip Station (0.5 miles)
Ruislip Station (0.7 miles)
Ruislip Manor Station (1.1 miles)



Car:

M4, A40, M25, M40



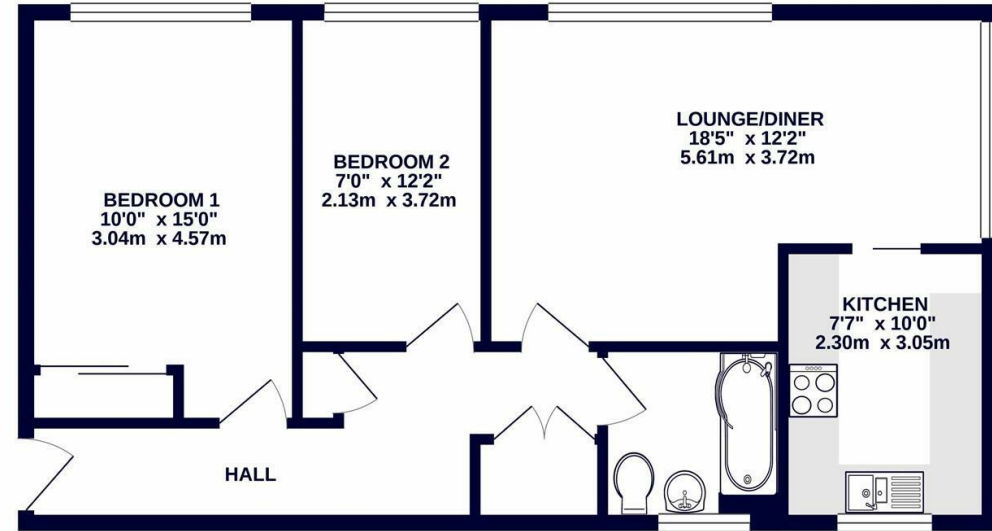
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR 654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		

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.