

Aitken Close

Ruislip • • HA4 8FX
Offers In Excess Of: £300,000



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Aitken Close

Ruislip • • HA4 8FX

Presenting an excellent opportunity for first time buyers and investors alike, this modern one bedroom apartment is located on a sought after development moments away from local amenities.

ONE BEDROOM

FIRST FLOOR

APARTMENT

EXCELLENT CONDITION THROUGHOUT

LARGE BEDROOM

OPEN PLAN KITCHEN

ALLOCATED PARKING

SMALL PRIVATE BLOCK

SOUGHT AFTER LOCATION

484 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.





LOCATION

Pounden Court is a stunning development within walking distance of Eastcote and Ruislip Manor shops, cafés and restaurants. Commuters are well suited with five London Underground stations in the area including Eastcote and Ruislip Manor station which offer the Metropolitan and Piccadilly lines. Alternatively West Ruislip station is serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including the well renowned Bishop Ramsey School. A number of leisure facilities including Ruislip Woods and Highgrove Leisure centre are also situated nearby.

DESCRIPTION

Presenting an excellent opportunity for first time buyers and investors alike, this modern one bedroom apartment is located on a sought after development moments away from local amenities. The accommodation is situated on the first floor and comprises a spacious entrance hallway which leads to the open plan kitchen/living area. There is one large double bedroom with built in wardrobes and an impressive family bathroom which benefits from a neutral colour scheme and high quality sanitary ware. This apartment is flawlessly presented and offers gracious interiors that have been designed to radiate a relaxed, effortless lifestyle.

OUTSIDE

There is allocated secure parking.



Schools:

Coteford Infant & Junior School (0.3 miles)
Warrender Primary School (0.5 miles)
Cannon Lane Primary School (0.6 miles)



Train:

Eastcote Station (0.5 miles)
Ruislip Manor Station (0.7 miles)
Ruislip Station (1.0 miles)



Car:

M4, A40, M25, M40

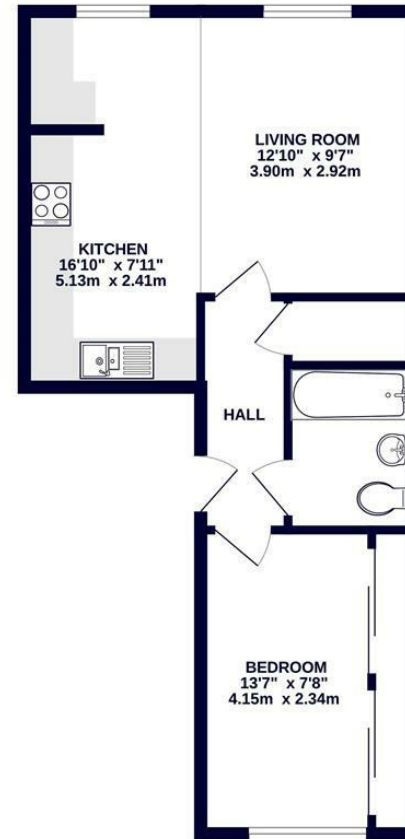


Council Tax Band:

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 484 sq.ft. (45.0 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		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Least energy efficient - 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.