

# Reservoir Road

Ruislip • Middlesex • HA4 7TU

Asking Price: £350,000



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est 1986

# Reservoir Road

Ruislip • Middlesex • HA4 7TU

A beautifully presented luxury apartment with generously proportioned, light filled rooms. The property is located on the second floor and has the added benefit of access to its own private balcony along with two bedrooms, two bathrooms, a modern fitted kitchen and a living/dining area.

Luxury apartment

Second floor

Chain Free

Two modern bathrooms

Beautifully presented throughout

Sleek and stylish kitchen

Access to private balcony

Allocated parking

Long lease

Video entry system

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 left to a mini roundabout and take your first exit left onto Bury Street. Continue to the next mini roundabout and continue straight over. Take the next turning on your right into Reservoir Road.

#### **Situation**

Waters Reach is located in a unique development in Reservoir Road just off Ducks Hill Road and close to the Ruislip Lido complex and Ruislip Woods. Ruislip High Street is just over a mile away where there are excellent shopping facilities and a choice of restaurants. For the motorist, there are excellent connections to central London via the M25 and the M40. Ruislip Station is to the end of Ruislip High Street and provides the Metropolitan and Piccadilly Lines. Other nearby stations include West Ruislip, serviced by tube (Central) and train lines into Marylebone Station. Ruislip Lido and Ruislip Woods are moments away.

#### **Description**

A luxury apartment beautifully presented throughout and boasting light filled rooms and impressively a private balcony, living area, kitchen, two bathrooms and two bedrooms. The property is accessed via a secure video entry phone system which leads to a communal entrance. This apartment is located on the 2nd floor and once inside the apartment, there is a generous hallway with a large storage cupboard. To the right is a generous living room with space for a dining area. This leads seamlessly to the outdoor balcony offering a superb space with pleasant views to retreat to. The kitchen is contemporary and boasts some integrated appliances. There are two double bedrooms both fitted with wardrobes. The master bedroom also benefits from a stylish, fully fitted en-suite bathroom. It also has access directly to the balcony. Finally there is a luxury shower room. This home is ready made for completely relaxed living and set in an ultra convenient location, it is an ideal opportunity for those looking to get into the marketplace for the first time, those looking to downsize or creates a sound investment prospect with strong rental returns.

#### **Outside**

The property benefits from a well maintained, landscaped communal garden and secure underground parking with allocated parking.



### Schools:

Bishop Winnington-Ingram Primary 0.9 miles  
Warrender Primary 1.3 miles  
Bishop Ramsey Secondary 1.4 miles



### Train:

Ruislip 1.4 miles  
West Ruislip 1.4 miles  
Ruislip Manor 1.5 miles



### Car:

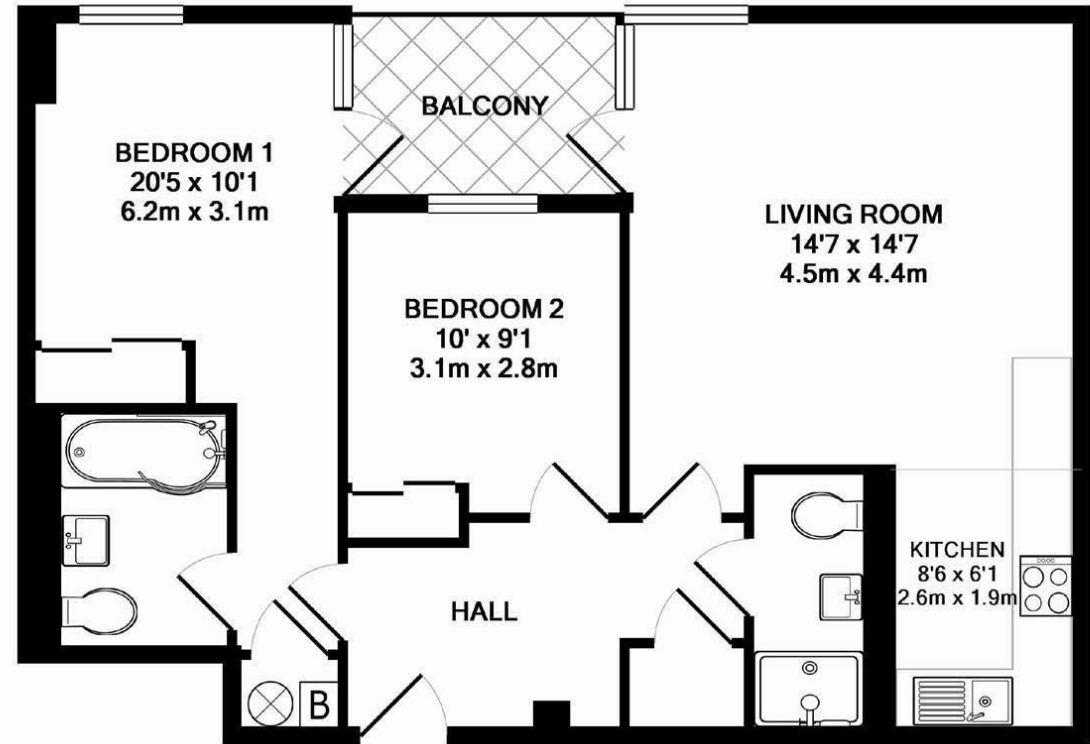
M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



TOTAL APPROX. FLOOR AREA 766 SQ.FT. (71.2 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	Potential
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		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		
England & Wales		84	84

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.