

Embassy Court

Ruislip • Middlesex • HA4 7ED

Guide Price: £375,000



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Embassy Court

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This first floor, two bedroom apartment presents an excellent opportunity for first-time buyers, downsizers, or investors. Larger than average and impeccably presented throughout, it is situated within Embassy Court on Regency Drive, a quiet cul-de-sac just a stone's throw from Ruislip High Street.

First floor apartment

Two bedrooms

Spacious living room

Kitchen

Family bathroom

Garage

Communal gardens

Great condition throughout

Leasehold

Close to tube station

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.





Property

This first-floor apartment offers an ideal blend of relaxed living and convenience. Perfect for first-time buyers, downsizers, or investors, it features two spacious double bedrooms and is larger than average. The interior is impeccably presented with fresh, bright decor throughout. The property includes an entrance hallway, a generously sized lounge, and a modern fitted kitchen. There are also two double bedrooms and a contemporary white bathroom.

Outside

The property boasts beautifully maintained communal gardens, offering a serene and picturesque setting. Additionally, it includes a garage in a separate block, ensuring secure off-street parking or storage.

Location

Located on a quiet cul de sac, Regency Drive, Embassy Court is footsteps to Ruislip High Street offering trendy eateries, shops and transport. For the motorist, there are excellent connections to central London via the M25 and the M40, making it a popular choice for city bankers and professionals. Commuters are well suited with five London Underground stations in the area. Ruislip station, located at the end of the High Street makes travelling into the city via the Metropolitan or Piccadilly lines an easy option. 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 Sacred Heart, BWI and Bishop Ramsey. Ruislip Woods, Highgrove, Ruislip Bowls club are all 5 minutes walk away.



Schools:

Sacred Heart Catholic Primary School (0.3 miles)
Bishop Winnington-Ingram CofE Primary School (0.5 miles)
Warrender Primary School (0.6 miles)



Train:

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



Car:

M4, A40, M25, M40



Council Tax Band:

D

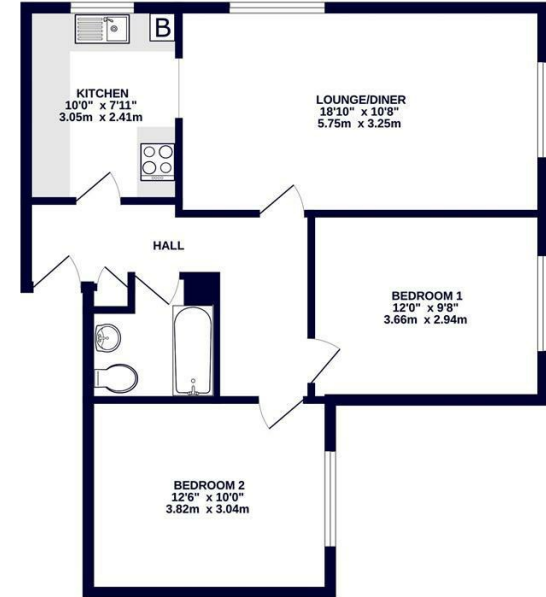
(Distances are straight line measurements from centre of postcode)



OUTBUILDING
124 sq.ft. (11.5 sq.m.) approx.



GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.7 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		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		
Energy Efficiency Rating Legend		76	81
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.