

Bembridge Gardens

Ruislip • • HA4 7EU
Asking Price: £360,000



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Bembridge Gardens

Ruislip • • HA4 7EU

A well presented and spacious two bedroom first floor apartment that is located within a small block on a sought after road in Ruislip. The property benefits from a long lease and a garage.

TWO BEDROOM

FIRST FLOOR APARTMENT

LONG LEASE

GARAGE

MODERN CONDITION

FAMILY BATHROOM

BUILT IN WARDROBES

WALKING DISTANCE TO RUISLIP STATION

SOUGHT AFTER LOCATION

640 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

Merlin 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, Cafe Rouge, 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

This well-presented and spacious two-bedroom apartment, located on the first floor of a small block in a sought-after area of Ruislip, is the perfect find. Accessed via a well-kept communal entrance, the property features a welcoming hallway that leads to a separate kitchen equipped with integrated appliances, a bright and airy living room, two generously sized bedrooms, and a luxurious bathroom. The living room benefits from an abundance of natural light through multiple large windows, offering lovely views of the communal garden areas. Ready for immediate occupancy and conveniently located, this accommodation is ideal for first-time buyers or as 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



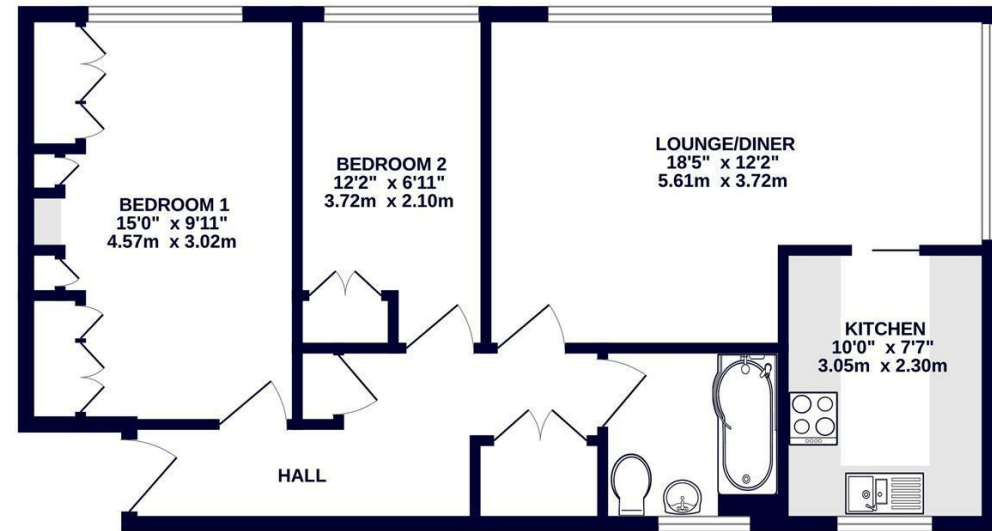
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



SECOND FLOOR 640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.5 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		
Very good (A)		
Good (B)		
Decent (C)		
Needs work (D)		
Needs work (E)		
Needs work (F)		
Needs work (G)		
Not energy efficient - higher running costs		
England & Wales	03/09/2022	03/09/2022

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.