

Wood Lane

Ruislip • Middlesex • HA4 6JA
Offers In Excess Of: £325,000



coopers
est 1986

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This delightful two bedroom ground floor property in Masters Court, constructed by McCarthy and Stone, offers a Development Manager on site, emergency pull cords, a personal pendant alarm system, and 24-hour emergency cover. The renovated two bedroom property includes a modern kitchen, well-appointed shower room, and light-filled reception room, with upcoming internal refurbishment and well-maintained communal gardens.

TWO BEDROOM

GROUND FLOOR

RETIREMENT APARTMENT

ALLOCATED GARDEN

MODERN BATHROOM

DEVELOPMENT MANAGER ON SITE

RESIDENT AND VISITOR PARKING

WALKING DISTANCE TO RUISLIP HIGH STREET

SOUGHT AFTER BLOCK

576 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

Ideally positioned near the shops, restaurants, and coffee shops of Ruislip High Street, it is also just minutes away from a GP surgery, buses, and tube stations. It is a condition of sale that single residents be over 60, or if a couple, one must be over 60 and the other at least 55, making this retirement flat an exceptional opportunity for comfortable, safe, and independent living within a friendly community.

DESCRIPTION

This delightful two bedroom ground floor property offers a perfect blend of comfort, independence, and community for those seeking a peaceful and secure living environment. Constructed by McCarthy and Stone (Developments) Ltd in 1994, the property is managed by an on-site Development Manager who oversees its general upkeep and smooth operation. In case of emergencies, each room is equipped with pull cords, and residents have personal pendants to raise an alarm, ensuring 24-hour emergency cover through the service provider, Appello, when the Development Manager is off-duty. Recently updated by the previous owner, the ground floor accommodation features a stylish modern kitchen, a well-appointed shower room, two spacious double bedrooms, and a light-filled reception room. The welcoming hallway includes one ample storage cupboard.

OUTSIDE

The property has an allocated garden space leading from the living room, which is unique with these apartments. Masters Court offers numerous communal areas and grounds that enhance the living experience. Residents can enjoy a guest suite, a communal laundry, and a residents' lounge, providing the perfect setting to relax and participate in regular organized events with like-minded individuals. The building is about to undergo an internal refurbishment, which is fully funded and set to commence soon. Externally, there are well-maintained communal gardens and ample parking for both residents and guests. The property also features convenient lift access and step-free entry/exit from the front and rear of the building.



Schools:

Sacred Heart Catholic Primary School (0.2 miles)
Ruislip Gardens Primary School (0.6 miles)
Ruislip High School (0.7 miles)



Train:

Ruislip Station (0.1 miles)
Ruislip Manor Station (0.5 miles)
West Ruislip Station (0.6 miles)



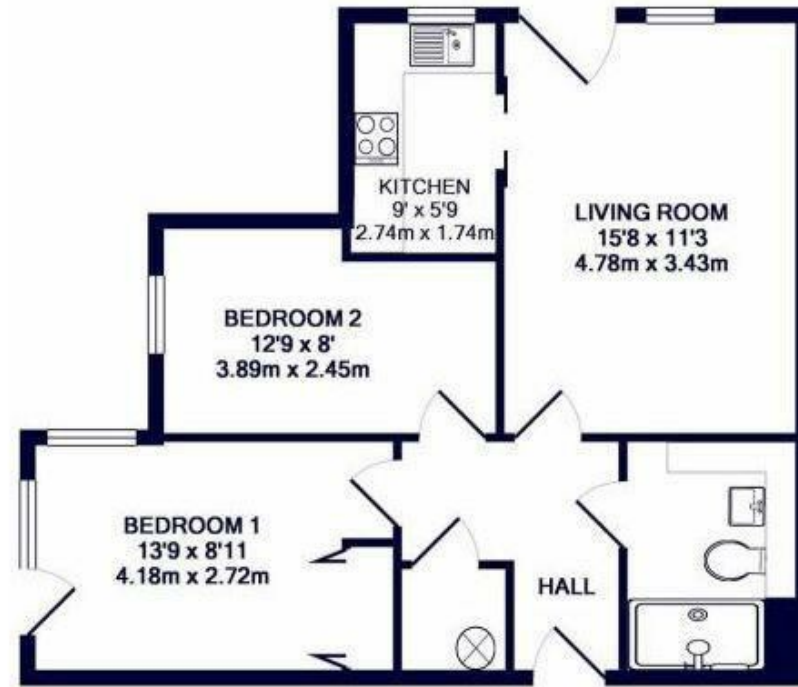
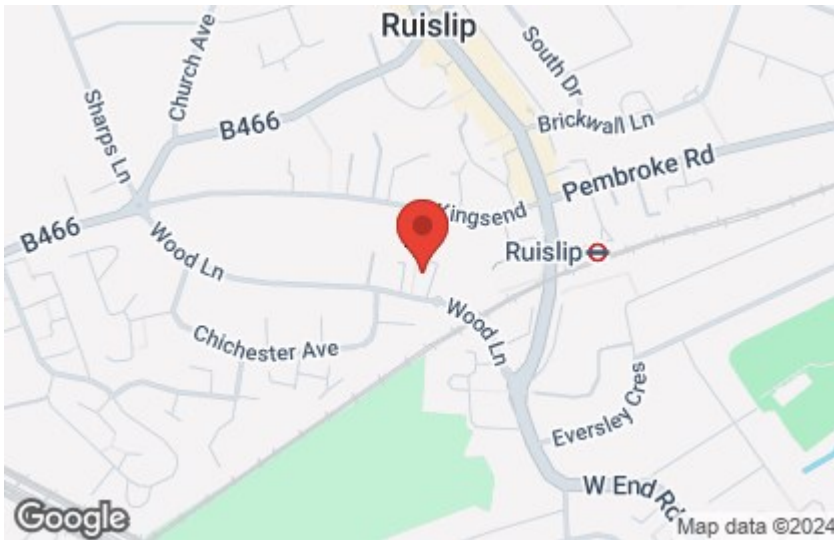
Car:

M4, A40, M25, M40



Council Tax Band:

(Distances are straight line measurements from centre of postcode)



TOTAL APPROX. FLOOR AREA 576 SQ.FT. (53.5 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	
Band	Score
Very energy efficient - lower running costs	
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20
Not energy efficient - higher running costs	
England & Wales	EU 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.