

Wood Lane

Ruislip • London • HA4 6JA
Asking Price: £225,000



coopers
est 1986

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Discover comfort and convenience in this charming one bedroom first floor retirement flat nestled in the heart of Ruislip. Ideally located near local tube links, this well-appointed residence offers easy access to transportation and nearby shops. Embrace a peaceful and secure lifestyle in a vibrant community, combining modern living with the tranquility of retirement.

FIRST FLOOR RETIREMENT FLAT

ONE BEDROOM

LIVING ROOM

KITCHEN

BATHROOM

COMMUNAL GROUNDS

RESIDENTS PARKING

CLOSE PROXIMITY TO RUISLIP SHOPS

CLOSE TO TRAIN LINKS

448 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.





SITUATION

Masters Court is located a stone's throw from Ruislip High Street and all it has to offer, including Waitrose and Tesco supermarkets, a number of coffee shops, bars and restaurants. Ruislip Station (Metropolitan and Piccadilly lines) with its links to Baker Street and The City is located within a couple of minutes walk away.

DESCRIPTION

A one bedroom retirement apartment offering the ideal life style for any potential purchaser looking to downsize. Accessed via a well maintained communal entrance, the property offers a spacious lounge with separate functional kitchen. There is a double bedroom and finally a fully tiled shower room. There are a number of added benefits including security entry phone system, lifts to all floors, residents' lounge, communal laundry room.

OUTSIDE

The property benefits from beautifully maintained communal grounds and ample visitor parking bays.





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:

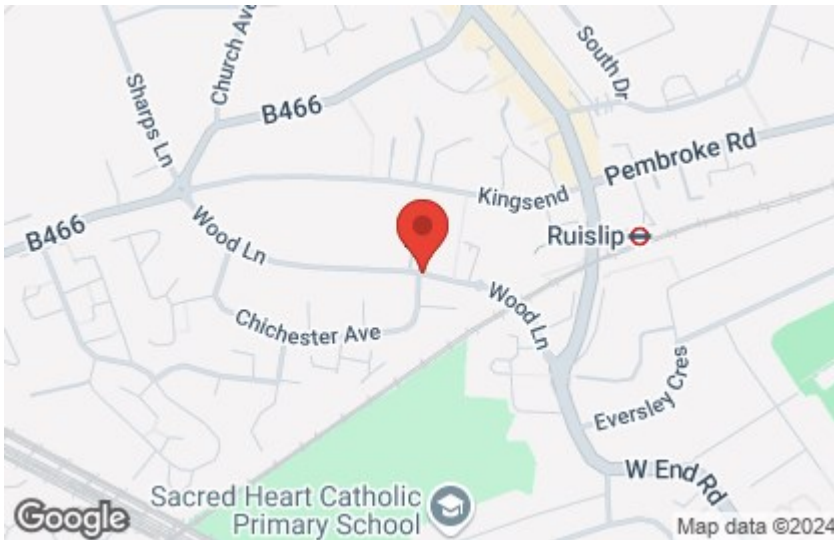
M4, A40, M25, M40



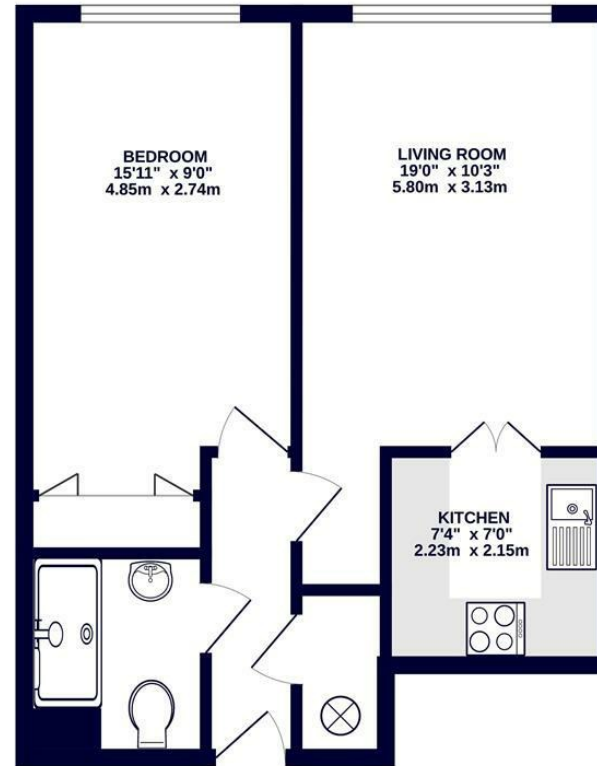
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 448 sq.ft. (41.6 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		
Very poor energy efficiency - higher 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.