

# Coleridge Drive

Ruislip • Middlesex • HA4 8GT

Asking Price: £300,000



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est 1986

# Coleridge Drive

Ruislip • Middlesex • HA4 8GT

A modern one bedroom apartment, set in a stunning well maintained development and within walking distance of Eastcote and Ruislip

Manor shops and Underground stations.

Flawlessly presented and offering gracious interiors, this home is designed to radiate a relaxed, effortless lifestyle with nothing more to do but move in and enjoy.

One bedroom apartment

Top Floor

Contemporary fitted kitchen

16ft living room

Spacious hallway

Master bedroom

Family bathroom

Allocated parking space

Long lease

498 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.





### Property

A modern one bedroom apartment, set in a stunning well maintained development and within walking distance of Eastcote and Ruislip Manor shops and Underground stations. As you enter the apartment you are greeted by a spacious hallway with access to all areas and two large storage cupboards. The 16ft open plan living is straight ahead, with two large windows offering ample light, the kitchen is well-equipped with a large amount of built in units and high specification appliances including an electric oven and hob. There is one large double bedroom with wardrobe space and an a bathroom which benefits from a neutral colour scheme and high quality sanitary ware. This home is designed to radiate a relaxed, effortless lifestyle with nothing more to do but move in and enjoy.

### Outside

There is allocated parking and surrounding the property there are well maintained privately, landscaped communal gardens. For families, there is a modern and private playground on the development.

### Location

Adstock Court is located on Coleridge Drive and is within a recently built development, located conveniently a short walk to Eastcotes array of shops, cafes, and restaurants. The development 'Pembroke Park' was built by Taylor Wimpey and is of exceptional quality and design. Eastcote station is only a mile away making travelling into the city via the Metropolitan or Piccadilly lines swift and easy. Other nearby stations include West Ruislip which 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 Newnham and Field End Primary and Haydon and Bishop Ramsey Secondary schools.



### Schools:

Coteford Infant and Junior School (0.2 miles)  
Warrender Primary School (0.4 miles)  
Bishop Ramsey CofE Secondary School (0.3 miles)



### Train:

Eastcote Station (0.6 miles)  
Ruislip Manor Station (0.7 miles)  
Ruislip Station (0.9 miles)



### Car:

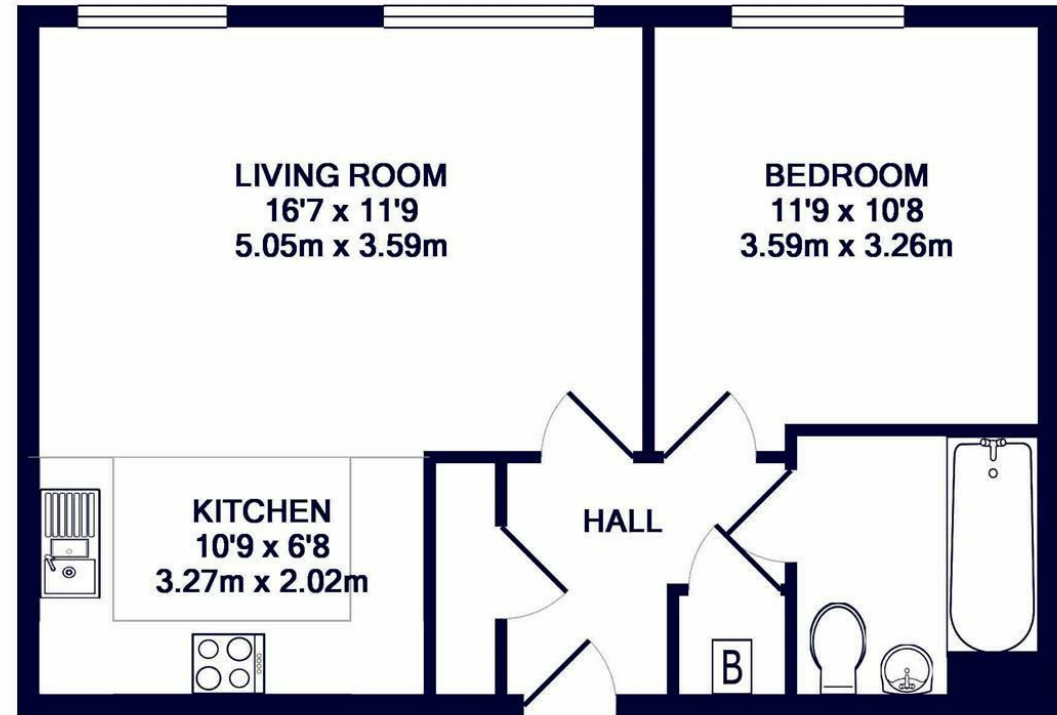
M4, A40, M25, M40



### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



TOTAL APPROX. FLOOR AREA 498 SQ.FT. (46.3 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	85	86
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Below average energy efficiency - higher running costs	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Extremely energy inefficient - very high 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.