

# Pembroke Road

Ruislip • Middlesex • HA4 8NQ

Asking Price: £285,000



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est 1986

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An excellent opportunity for first time buyers and investors, this well presented one bedroom first floor apartment offers bright and spacious living. Featuring well proportioned rooms filled with natural light, the property is ideally situated just moments from Ruislip High Street, the station, and a variety of local amenities. Offered in good condition and benefiting from a very long lease, this apartment is a fantastic choice for those seeking convenience and comfort in a prime location.

Chain free

First floor apartment

One bedroom

Living room

Kitchen

Bathroom

Communal garden

Residents parking

Long lease remaining

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

Welcome to this delightful first floor apartment, offering a bright and spacious living environment in a sought after location. This well presented home boasts a generous lounge/diner, perfect for relaxing or entertaining guests, while the separate kitchen provides a functional and stylish space for home cooking. The property features a well-proportioned double bedroom with ample built-in storage, ensuring a clutter-free living space. A modern bathroom completes the layout, designed with convenience and comfort in mind.

### Outside

Nestled in a great location, this property features a private parking area conveniently located behind the building, ensuring hassle-free access to your residence. Enjoy the tranquility of beautifully maintained communal gardens, ideal for relaxing walks or outdoor gatherings with friends and family.

### Location

Neyland Court is positioned on Pembroke road and is moments from Ruislip High Street where a vast number of shops, restaurants and transport links can be found to include Waitrose, Tesco Express, plus numerous restaurants and coffee bars. Ruislip station (Metropolitan/Piccadilly lines) is a 2 minute walk away providing reliable links into the City and West End. Alternatively approximately half a mile away, West Ruislip station is serviced by both tube (Central line) and train lines into Marylebone Station in just 25 minutes, with regular trains every 5 minutes. For the motorist the A40/M25 is a short drive away providing access to Central London and the Home Counties. Highgrove and Ruislip Bowls club are all 5-10 minutes walk away.



### Schools:

Bishop Ramsey Secondary School 0.6 miles  
Scared Heart Catholic Primary School 0.4 miles  
Warrender Primary School 0.4 miles



### Train:

Ruislip Station 100 metres  
Ruislip Manor Station 0.4 miles  
West Ruislip Station 0.7 miles



### Car:

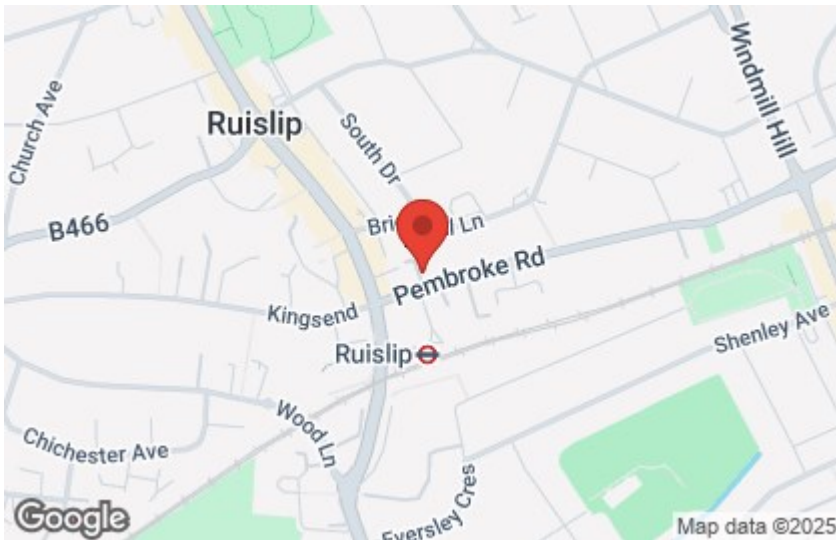
M4, A40, M25, M40



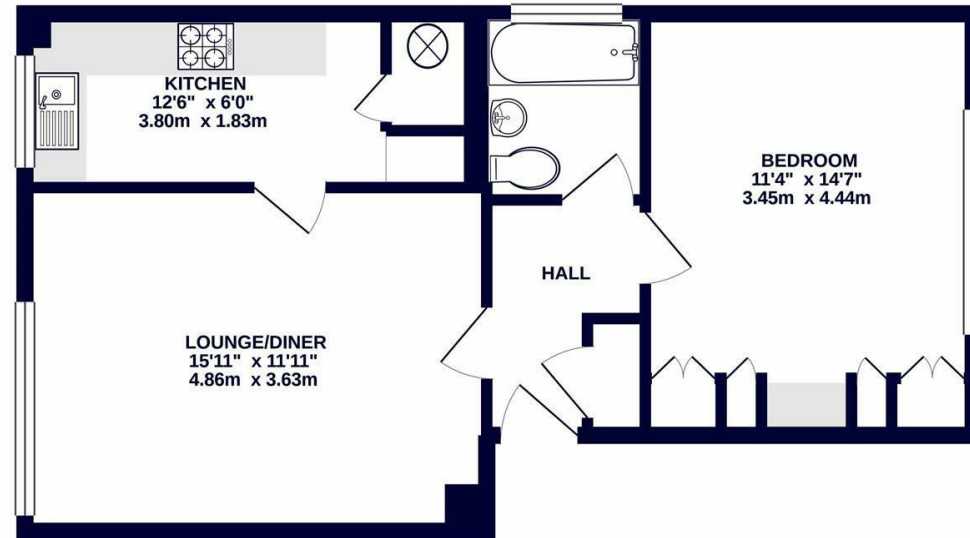
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



## 1ST FLOOR 530 sq. ft. (49.2 sq. m.) approx.



TOTAL FLOOR AREA: 530 sq. ft. (49.2 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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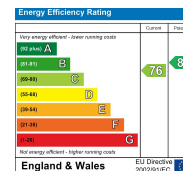
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