

Aitken Close

Ruislip • Middlesex • HA4 8FX

Asking Price: £285,000



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Presenting an excellent opportunity for first time buyers and investors alike, this modern one bedroom ground floor apartment is located on a sought after development moments away from local amenities.

ONE BEDROOM

GROUND FLOOR

APARTMENT

ALLOCATED PARKING

PATIO

MULTIPLE STORAGE OPTIONS

FAMILY BATHROOM

SOUGHT AFTER LOCATION

NO CHAIN

457 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

Pounden Court is a stunning development, within walking distance of Eastcote and Ruislip Manor's vibrant shops, cafés, and restaurants. Ideal for commuters, the area boasts excellent transport links, with five London Underground stations nearby, including Eastcote and Ruislip Manor, providing access to the Metropolitan and Piccadilly lines. Additionally, West Ruislip station offers both tube and train services, reaching Marylebone Station in just 25 minutes, with departures every 15 minutes. Families will appreciate the close proximity to highly regarded schools for all age groups, including the renowned Bishop Ramsey School. Residents can also enjoy a variety of leisure facilities, such as Ruislip Woods and Highgrove Leisure Centre, ensuring a perfect balance of convenience and recreation.

DESCRIPTION

Presenting an excellent opportunity for first time buyers and investors alike, this modern GROUND FLOOR one bedroom apartment is located on a sought after development moments away from local amenities. The accommodation comprises a spacious entrance hallway which leads to the open plan kitchen/living area. There is one large double bedroom and an impressive family bathroom which benefits from a neutral colour scheme and high quality sanitary ware. This apartment is very well presented and offers gracious interiors that have been designed to radiate a relaxed, effortless lifestyle.

OUTSIDE

There is allocated parking.

Terrace



Schools:

Coteford Infant & Junior School (0.3 miles)
 Warrender Primary School (0.5 miles)
 Cannon Lane Primary School (0.6 miles)



Train:

Eastcote Station (0.5 miles)
 Ruislip Manor Station (0.7 miles)
 Ruislip Station (1.0 miles)



Car:

M4, A40, M25, M40

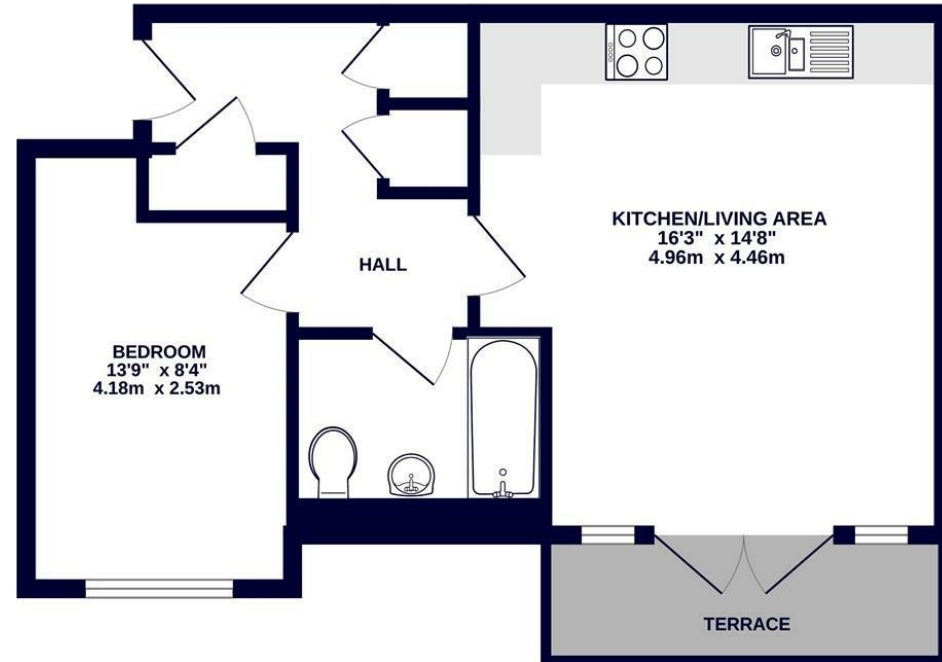


Council Tax Band:

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR 457 sq.ft. (42.4 sq.m.) approx.



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TOTAL FLOOR AREA: 457 sq.ft. (42.4 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	Potential
Very energy efficient - lower running costs		
A++ (101-120 kWh/m²/yr)		
A+ (81-100 kWh/m²/yr)		
A (61-80 kWh/m²/yr)		
B (41-60 kWh/m²/yr)		
C (21-40 kWh/m²/yr)		
D (11-20 kWh/m²/yr)		
E (6-10 kWh/m²/yr)		
F (1-5 kWh/m²/yr)		
G (0-1 kWh/m²/yr)		
Not energy efficient - higher running costs		
England & Wales EPC Rating 2022/2018		

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.