

Flowerdown Court

Ruislip • Middlesex • HA4 8GF

Asking Price: £385,000



coopers
est 1986

Flowerdown Court

Ruislip • Middlesex • HA4 8GF

This immaculate modern newly refurbished two bedroom apartment presents an excellent opportunity for first time buyers, investors and downsizers, located on a sought after development moments away from local amenities. The accommodation is situated on the first floor and comprises a large hallway, open plan kitchen lounge/ diner area, two large double bedrooms and modern bathrooms. It also has a generously sized outdoor patio area given to the first floor residents only.

Two bedrooms

Two bathrooms

1st Floor

Communal 1st floor patio area

Secure underground allocated parking space

Brand new en suite

Kitchen/diner

Quiet development

Building has a lift

701sq 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.





Directions

From our Ruislip office turn left then turn right at the mini roundabout onto Eastcote Road. Continue straight over the next roundabout and turn right into Lidgould Grove which bends to the left to become Flowers Avenue and the property is located on the right.

Situation

A two bedroom apartment within Flowerdown Court which is set within a stunning new development at Pembroke Park. Flowerdown Court is within walking distance of Eastcote, Ruislip and Ruislip Manor shops, cafés and restaurants. Commuters are well suited with five London Underground stations in the area to include Ruislip and Ruislip Manor on the Metropolitan and Piccadilly line. Alternatively West Ruislip station offers the Central Line and the National Rail provides swift access 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.

Description

This immaculate, large, modern newly refurbished two bedroom apartment presents an excellent opportunity for first time buyers and investors, located on a sought after development moments away from local amenities. The accommodation is situated on the first floor and comprises a large hallway that leads into a very generously large first bedroom equipped with a modernised and untouched en-suite. Next door sits the second bedroom which again is a comfortable double sized room or a perfect study room. It also has large double glazed windows which offers a lookout onto the back of the development and the large patio area. Opposite the bedroom is a large hallway cupboard offering plenty of storage space. Next to this is the main bathroom, and then finally you have the well kept open plan kitchen/living area. This also provides a beautiful garden outlook through the doors and is flooded with natural light.

Outside

There is an allocated secure parking space. There is also a large patio area that is private to first floor flats only and surrounding the property there are well maintained privately, landscaped communal gardens. For families, there is a private playground on the development.



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:

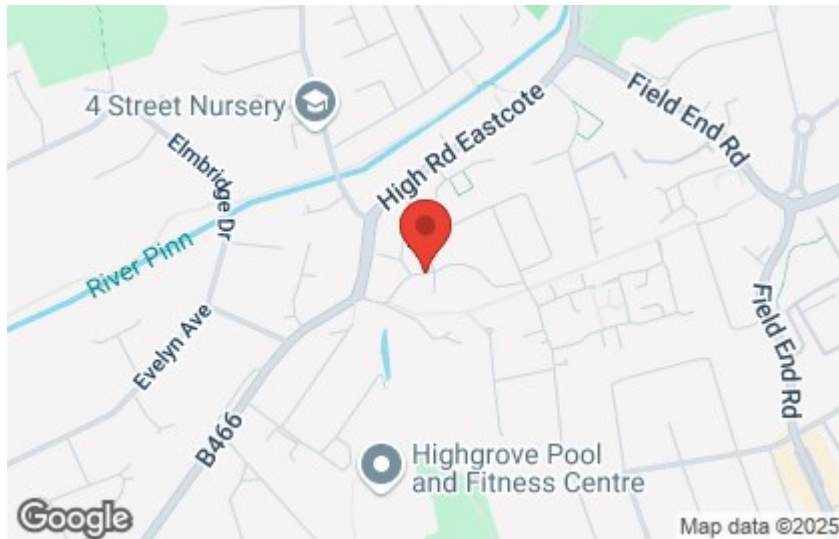
M4, A40, M25, M40



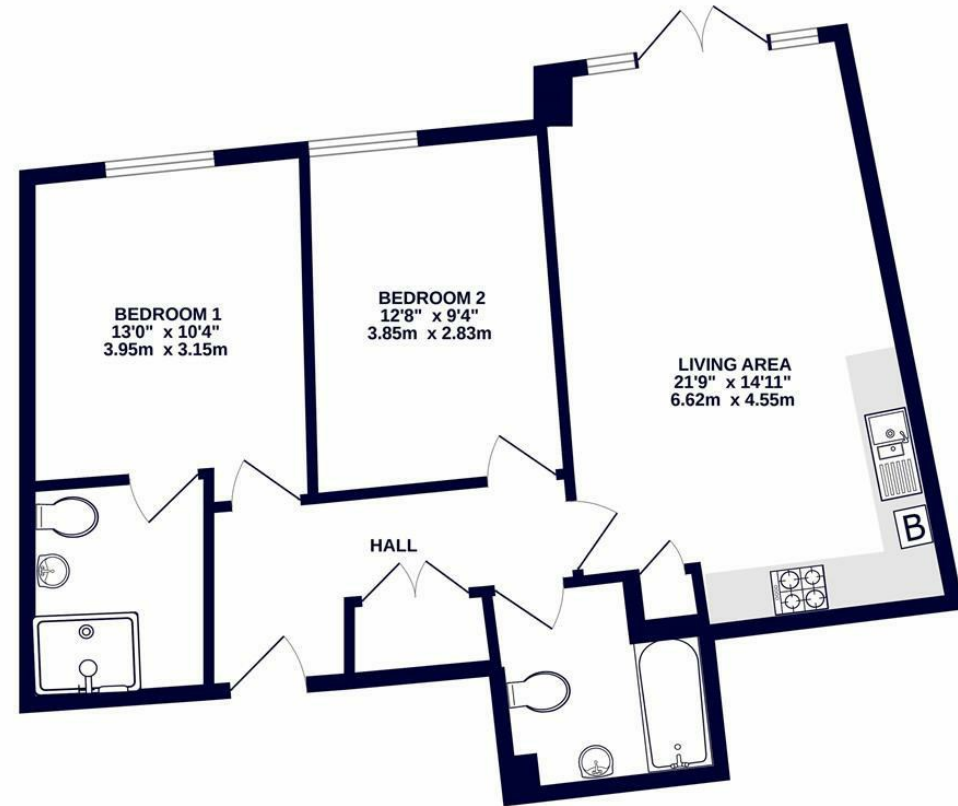
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR 701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.1 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.
 Made with Metropix v2022.

coopers
est 1986

01895 625 625

126-128 High Street, Ruislip,
 Middlesex, HA4 8LL

ruislipsales@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A		
B		
C		
D		
E		
F		
G		
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.