

# Wood Lane

Ruislip • Middlesex • HA4 6DH

Asking Price: £150,000



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This charming one bedroom first floor retirement apartment is the perfect choice for those looking to downsize and enjoy a relaxed lifestyle, offered to the market chain free. Accessed via a well maintained communal entrance, the property features a spacious lounge, a functional separate kitchen, a double bedroom, and a fully tiled shower room. Residents benefit from a secure entry phone system, lifts to all floors, a welcoming residents' lounge, and a convenient communal laundry room. Set within a friendly community, this property combines comfort, practicality, and security, making it an excellent opportunity for prospective buyers.

Chain free

Retirement apartment

One bedroom

Living room

Kitchen

Bathroom

Communal ground

Residents parking

Communal lounge

Laundry room in block

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

This delightful one-bedroom first-floor retirement apartment provides the perfect lifestyle opportunity for those seeking to downsize while maintaining comfort, convenience, and community. Thoughtfully designed with practicality and ease of living in mind, the apartment is accessed through a well-maintained communal entrance, creating a welcoming first impression. Inside, the property boasts a bright and spacious lounge, ideal for relaxation or entertaining guests, with natural light enhancing the warm and homely feel. Adjacent to the lounge, a separate, functional kitchen provides ample workspace and storage, making everyday meal preparation a breeze. The double bedroom offers a peaceful retreat, generously sized to accommodate furniture and personal touches. Completing the apartment is a fully tiled, modern shower room, designed with both style and accessibility in mind. The development also features a range of additional benefits tailored to a retirement lifestyle. These include a secure entry phone system for added peace of mind, lifts to all floors for easy access, and a residents' lounge – a wonderful space to socialize and build friendships. There is also a communal laundry room for convenience and practicality. With its excellent facilities and a strong sense of community, this retirement apartment provides a comfortable and secure environment, making it an ideal choice for any potential purchaser.

### Outside

The property is set within beautifully maintained communal grounds, offering a serene and picturesque environment for residents to enjoy. With lush greenery and thoughtfully landscaped spaces, the grounds create an inviting atmosphere that complements the overall charm of the property. In addition to this, the property comes with the added convenience of residents parking, ensuring ease and peace of mind for homeowners. For visitors, ample parking bays are readily available, making it simple to accommodate guests without any hassle.

### Location

Sherleys Court is located a stone's throw from Ruislip High Street and all it has to offer, including Waitrose, Tesco, as well as 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.





### 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:

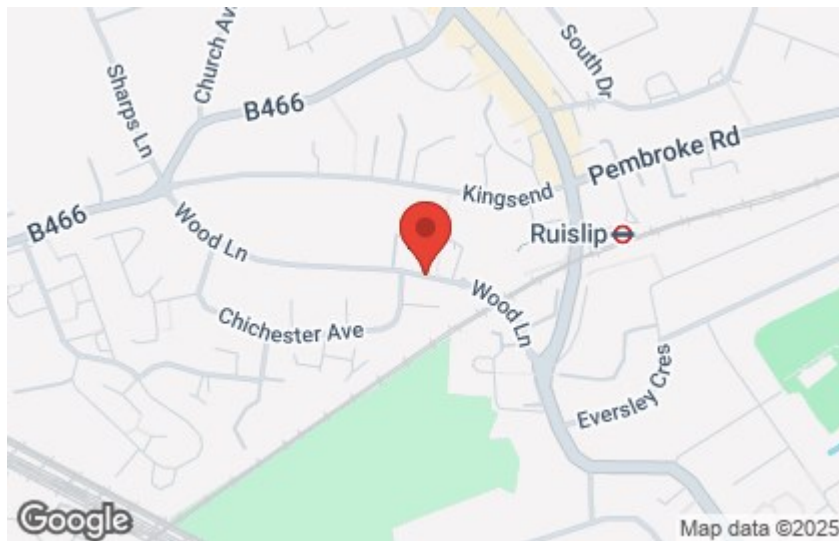
M4, A40, M25, M40



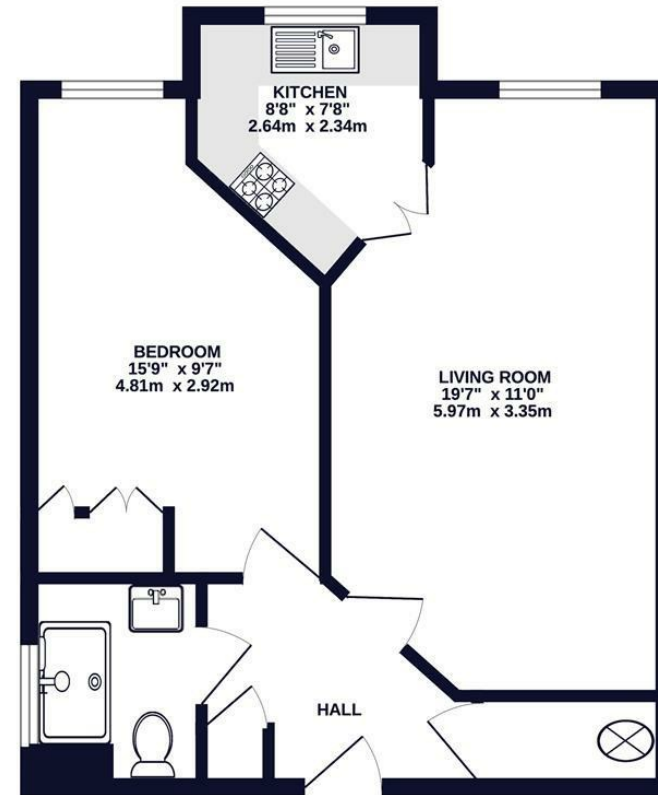
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



FIRST FLOOR  
 479 sq.ft. (44.5 sq.m.) approx.



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TOTAL FLOOR AREA: 479 sq.ft. (44.5 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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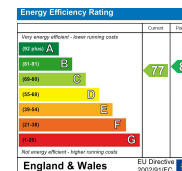
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