Nelson Court

Ruislip • Middlesex • HA4 7GF

PCM: £1,800 PCM

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est 1986

Coopers are delighted to offer to the market this SUPERBLY PRESENTED and LARGER THAN NORMAL two bedroom EXECUTIVE APARTMENT set in a HIGHLY SOUGHT after development situated just a stones throw away from Ruislip High Street and station. Accommodation comprises of entrance hallway leading to MODERN lounge with open plan fitted kitchen, master bedroom with fitted wardrobes, CONTEMPORARY family bathroom and second bedroom. This IMMACULATE property also has the benefits of gas central heating, double glazing and residents parking.

Available beginning of September, unfurnished.

Larger than Average Executive Apartment

Enormous Open Plan Lounge/Kitchen

Two Huge Bedrooms

Ensuite

Moments from Ruislip Station
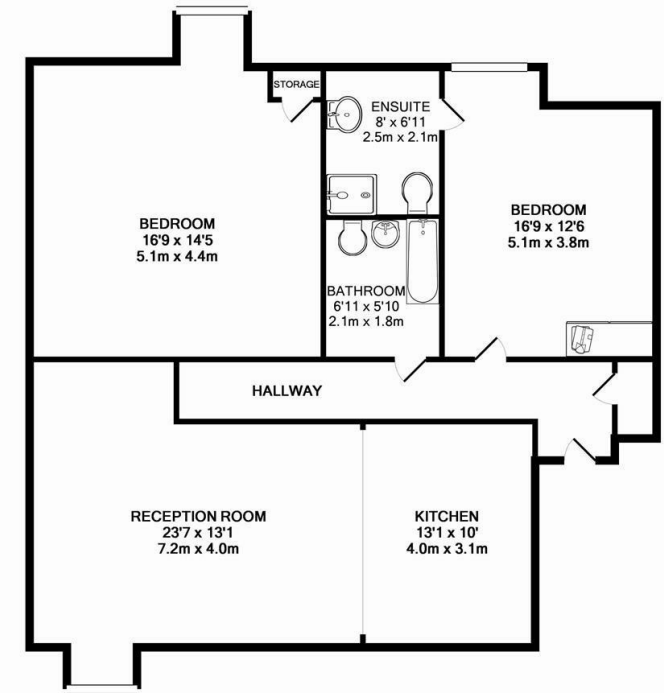
Walking Distance to Ruislip High Street

Parking

Modern Kitchen

Unfurnished

Available beginning of September

Available Date
6th September 2024

FLOOR PLAN

STORAGE

ENSUITE
8' x 6'11
2.5m x 2.1m

BEDROOM
16'9 x 14'5
5.1m x 4.4m

BEDROOM
16'9 x 12'6
5.1m x 3.8m

BATHROOM
6'11 x 5'10
2.1m x 1.8m

HALLWAY

RECEPTION ROOM
23'7 x 13'1
7.2m x 4.0m

KITCHEN
13'1 x 10'
4.0m x 3.1m

TOTAL APPROX. FLOOR AREA 1160 SQ.FT. (107.8 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
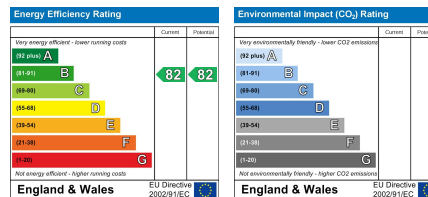Made with Metropix ©2016

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82 / 82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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