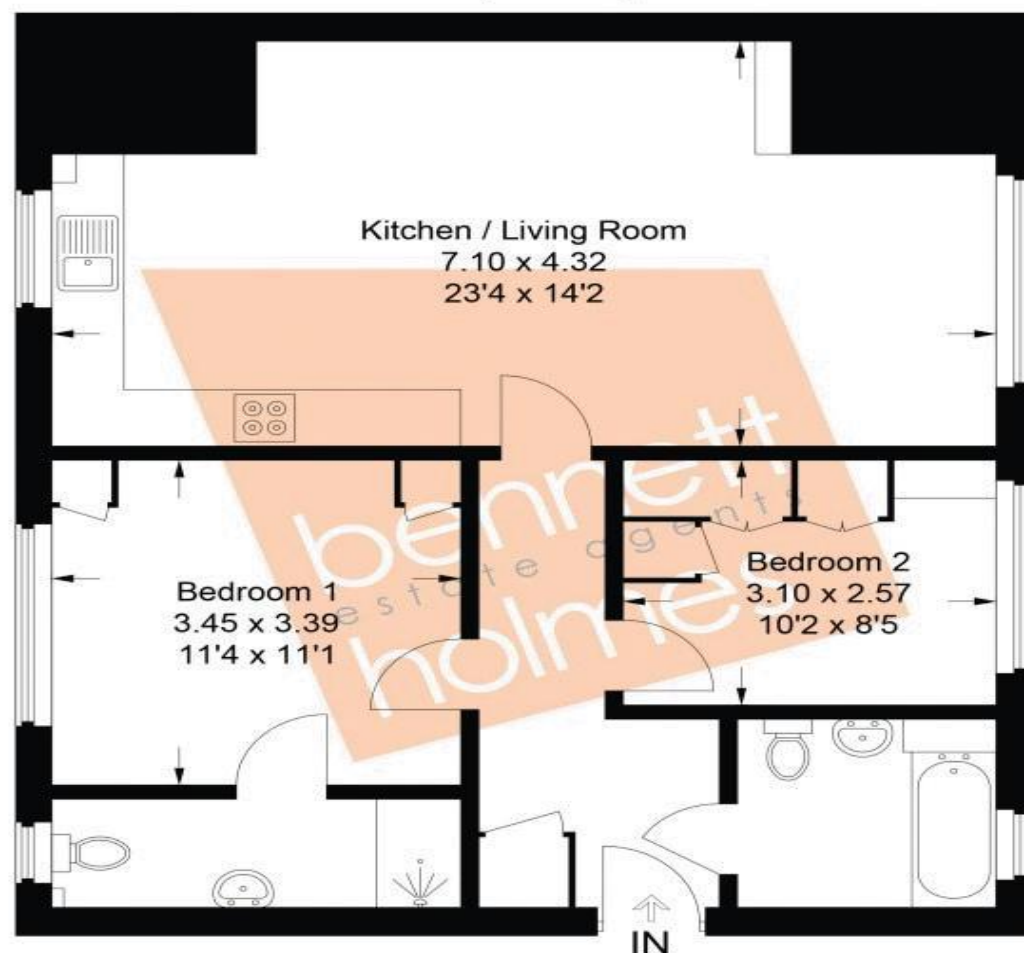


Flowers Avenue, Ruislip, HA4 8FY

Approximate Gross Internal Area
72.3 sq m / 778 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Borough of Hillingdon
Leasehold there are 109 years
remaining on the lease
125 years from 2009
Service charge - £163 PCM
Ground rent - £250 PA
Council tax band D- £1952
EPC =B

NORTHOLT OFFICE

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northolt@bennetholmes.com

IMPORTANT Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Bletchley House, Flowers Avenue Ruislip HA4 8FY

Price Guide: £390,000



Bennett Holmes are pleased to offer this beautifully presented two double bedroom ground floor apartment situated in a modern development in Ruislip. Flowers Avenue is located off Eastcote Road within close proximity to both Eastcote and Ruislip's High Streets offering shopping and transport facilities to include the Metropolitan line stations. Other benefits include master bedroom with ensuite, fitted wardrobes, open plan kitchen/ living room, gas central heating, double glazed windows, a communal garden, an allocated parking space and visitor parking, 109 years remaining on the lease and no upper chain.



- TWO DOUBLE BEDROOMS
- GROUND FLOOR APARTMENT
- MODERN DEVELOPMENT
- BEAUTIFULLY PRESENTED
- MASTER BEDROOM WITH ENSUITE
- 109 YEARS REMAINING ON THE LEASE
- OPEN PLAN KITCHEN/ LIVING ROOM
- NO UPPER CHAIN

1 Flowers Avenue Ruislip HA4 8FY

Price Guide: £390,000



Accommodation

The accommodation briefly comprises a secure entryphone operated communal entrance with the flat located on the ground floor. Own front door to the entrance hall with doors to a storage cupboard, bathroom, two double bedrooms and the open plan kitchen/ living room. Both bedrooms have fitted wardrobes. The master bedroom has an ensuite shower room. The modern kitchen is fitted with wall and base level units, an integrated four ring gas hob with an overhead extractor hood and integrated oven, integrated fridge/ freezer, space for washing machine and dishwasher. Outside the property is a communal garden and an allocated parking space as well as visitor parking.

Leasehold there are 109 years remaining on the lease
125 years from 2009
Service charge - £163 PCM
Ground rent - £250 PA

