

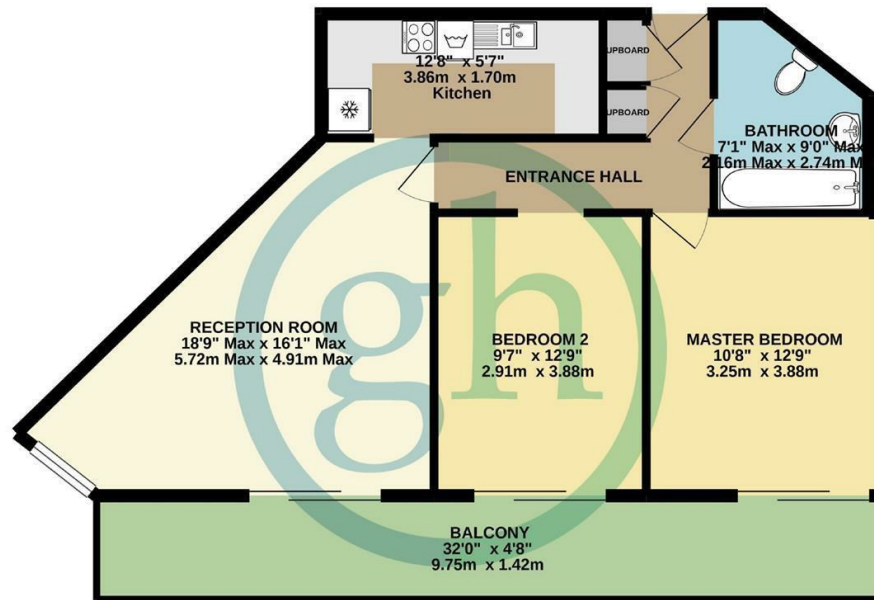


Windmill Court, Ruislip, HA4 8FG
£1,575 PCM

Spacious and beautifully presented modern apartment situated in the heart of Ruislip Manor. Set in this gated development and ultra convenient location the property briefly comprises: an entrance hallway with a video entry phone system and storage cupboards, two good sized double bedrooms with sliding doors to balcony, bathroom and open plan living room leading into the kitchen area. Additional benefits include secure underground parking, gas central heating, a large private balcony and access to a communal roof terrace. Ideally located for Ruislip Manor High Street with its wide range of amenities, bus routes and rail links (Metropolitan/Piccadilly). The A40/M40 are within striking distance offering swift and easy access to Central London and the Home Counties.



GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 658 sq.ft. (61.1 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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	

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