

## Rodwell Close, Ruislip

- 2 DOUBLE BEDROOM FLAT
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- DOUBLE GLAZED
- SEPARATE KITCHEN AND LIVING ROOM

- NEAR EASTCOTE STATION
- GAS CENTRAL HEATING
- VIRTUALLY FREEHOLD - 964 YEARS REMAINING

**Guide Price £350,000**

**Tenure: Leasehold**

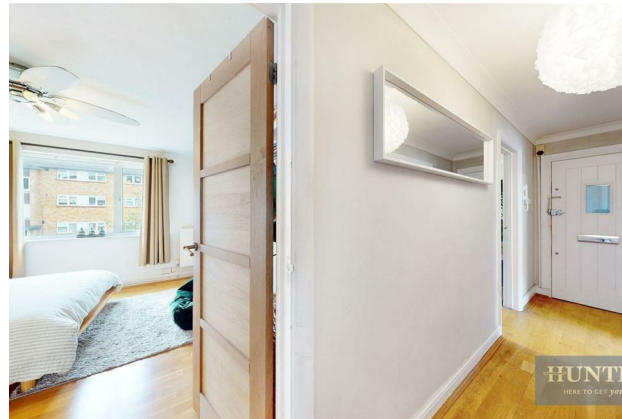
**HUNTERS®**  
HERE TO GET *you* THERE

# Rodwell Close, Ruislip

## DESCRIPTION



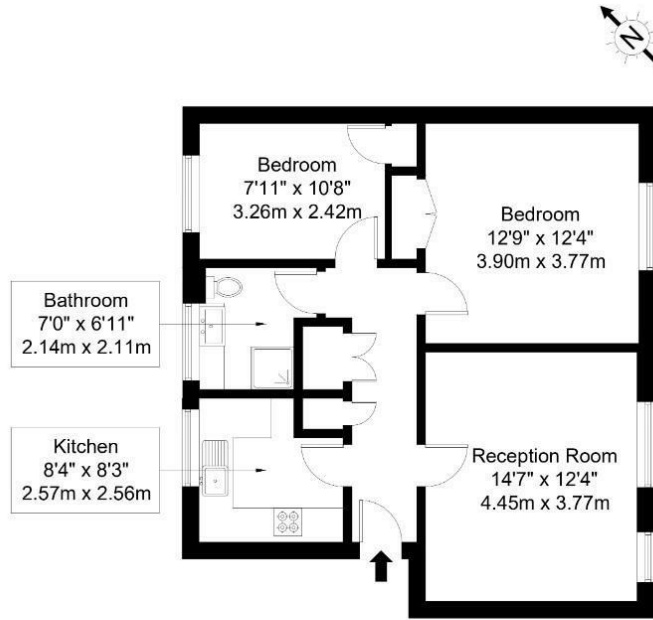
Hunters are pleased to offer a very spacious 2 double bedroom flat on the first floor. As seen in the photos, the flat is very well maintained and kept in great condition. The flat boasts a separate integrated kitchen with gas induction hobs, large reception room, 2 spacious double bedrooms and a large family bathroom. The property is on the market to sell, not to speculate. Will be ideal for any investors and first time buyers as it located walking distance to Eastcote Station and all local amenities. Unlike many flats, this flat comes with as virtually freehold as the remaining lease is over 960 years and in comparison to many other service charges, minimal.



# Rodwell Close, HA4 9NE

Approx Gross Internal Area = 62.44 sq m / 672 sq ft

Council Tax: C



First Floor

Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
Copyright @ BLEUPLAN

## Viewing

Please contact our Hunters Harrow Office on 0208 904 8822 if you wish to arrange a viewing appointment for this property or require further information.

292 Preston Road, Harrow, HA3 0QA

Tel: 0208 904 8822 Email:

harrow@hunters.com <https://www.hunters.com>



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	79	79	
England & Wales	EU Directive 2002/91/EC		England & Wales

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE