

Victoria Road

Ruislip • Middlesex • HA4 9BH

Guide Price: £230,000



coopers
est 1986

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This ideal one bedroom flat is perfect for investors and first time buyers with its great location moments from shops, transport and restaurants. The property briefly comprises a double bedrooms, open plan living room and kitchen as well as a fully tiled family bathroom.

ONE BEDROOM APARTMENT

DOUBLE BEDROOM

FULLY TILED BATHROOM

OPEN PLAN LIVING ROOM

FITTED KITCHEN

WALKING DISTANCE TO RUISLIP MANOR STATION

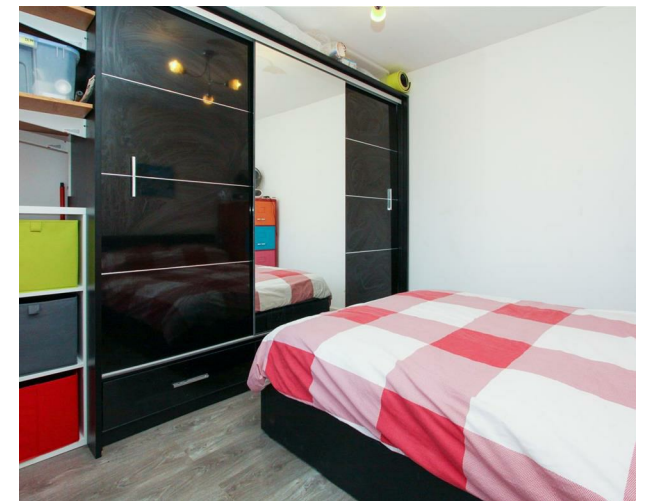
SPACIOUS STUDY AREA

EXCELLENT LOCATION

PRIVATE ENTRANCE

451 SQ.FT.

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.





Description

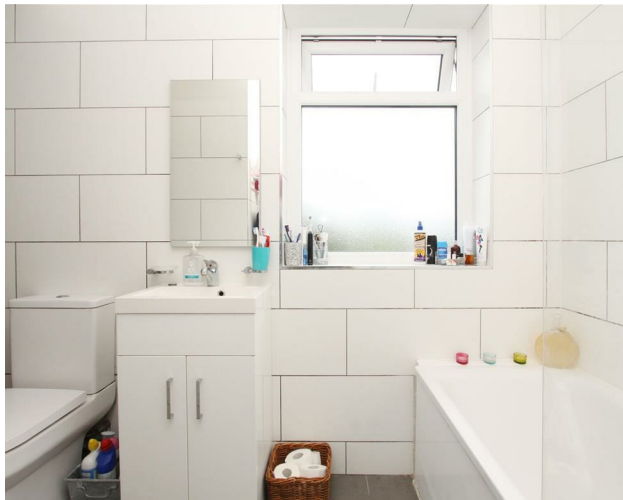
Upon entering the flat you are greeted with a large spacious hallway with ample room for storage as well as a useful study area. The bathroom is on the right hand side and is fully tiled with a bath, basin and w.c. The bedroom can be found across the hallway with enough space for a double bed as well as further storage units. At the end of the corridor is the open plan living/kitchen area which is bright and airy with enough space to relax.

Outside

The property is accessed via it's private front foor at the back on the shops, there are iron stairs leading to the front door.

Location

The property is located above the shops on Victoria Road which gives immediate access to all local amenities in the Ruislip Manor high street, Ruislip High Street is also a short walk away. Local transport links are available nearby from Ruislip Manor station which is on the Metropolitan and Piccadilly line providing reliable links into the City and West End. Alternatively Ruislip Gardens station is a 12 minute walk away and is serviced by both tube (Central line) and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. The property is also located perfectly for bus links. For the motorist the A40 is a short drive away providing access to Central London and the Home Counties. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Lady Bankes, Sacred Heart and Ruislip High. Bessingby and Shenley Parks are also a short walk away.





Schools:

Lady Bankes Infant School 0.2 miles
Lady Bankes Junior School 0.2 miles
Ruislip Gardens Primary School 0.6 miles



Train:

Ruislip Manor Station 0.2 miles
Ruislip Gardens Station 0.6 miles
Ruislip Station 0.6 miles



Car:

M4, A40, M25, M40



Council Tax Band:

B

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 451 sq.ft. (41.9 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	
Grade	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	13-38
G	1-12

Current Rating: **C2** (Score: 78)

England & Wales | EPC Directive 2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.