

Victoria Road

Ruislip • Middlesex • HA4 0EY
Asking Price: £285,000



coopers
est 1986

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This superb one double bedroom ground floor flat will immediately impress, and offers an ideal entry point into the market having been finished to a high standard, with smart modern additions throughout. Deceptively spacious and with ample storage the accommodation comprises, entrance porch, hallway, living room, double bedroom, bathroom, kitchen and a private garden.

ONE BEDROOM

GROUND FLOOR

SUPERB LOCATION FOR AMENITIES

GREAT CONDITION THROUGHOUT

LARGE LIVING ROOM

NEW KITCHEN

PRIVATE REAR GARDEN

CLOSE TO STATION

LONG LEASE

476 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.





Situation

This apartment is located on Victoria Road in South Ruislip. The location is ideal for those seeking connections into London with South Ruislip Station only 0.3 miles away and quite literally a stones throw. South Ruislip Station is serviced by both the Central Line and Chiltern Railways. The Chiltern Railways line offers service to London Marylebone in under 17 minutes with trains running often. There are five London Underground stations in the area. Ruislip, Ruislip Manor and Eastcote Underground Stations are serviced by both the Metropolitan Line and the Piccadilly Line, (linking into Baker Street and Kings Cross station). Further from this property there is access to the A40 in under 1 mile which gives great access to London and the Home Counties. South Ruislip is a fantastic area in respect of amenities, the site is within walking distance of the new Old Dairy complex which has a supermarket, cinema and several restaurants.

Description

Ready made for completely relaxed living and set in an ultra convenient location, this double bedroom ground floor flat is an ideal opportunity for those looking to get into the marketplace for the first time or creates a sound investment prospect. It is larger than average and immaculately presented throughout. The hallway benefits from fitted storage and wooden flooring continues throughout. The lounge is to the rear of the property and has double door opening out onto the private rear garden. There is a double bedroom with ample space for storage and double doors also overlooking the garden. The family bathroom is off the hallway. To the front of the property is the kitchen offering ample storage and worktop space and fitted space for appliances. This flat is larger than average and immaculately presented throughout and really is a haven of space, light and tranquillity.

Outside

This property benefits from a private garden accessed through double doors from either the lounge or bedroom. There is also a handy storage shed.



Schools:

St Swithun Wells Catholic Primary School (0.4 mi)
Deanesfield Primary School (0.3 mi)
Bourne Primary School (0.4 mi)



Train:

South Ruislip (0.2 mi)
Ruislip Gardens (0.6 mi)
Ruislip Manor (1.2 mi)



Car:

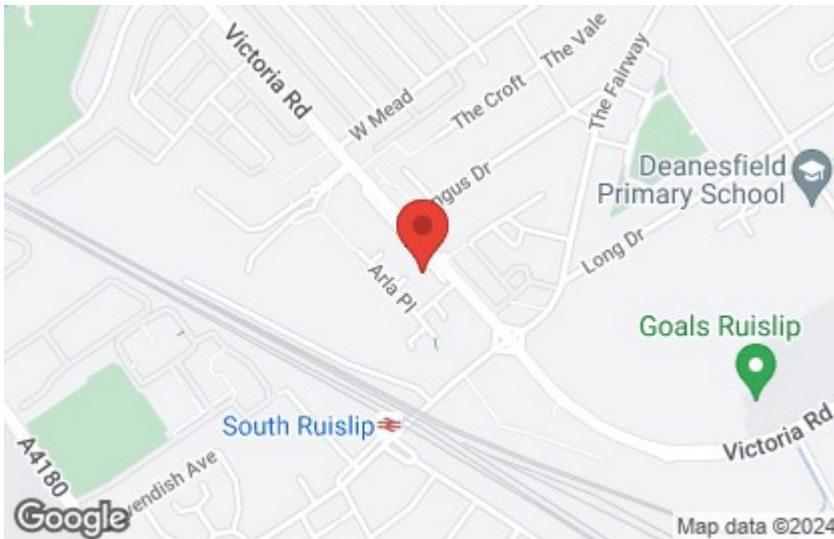
M4, A40, M25, M40



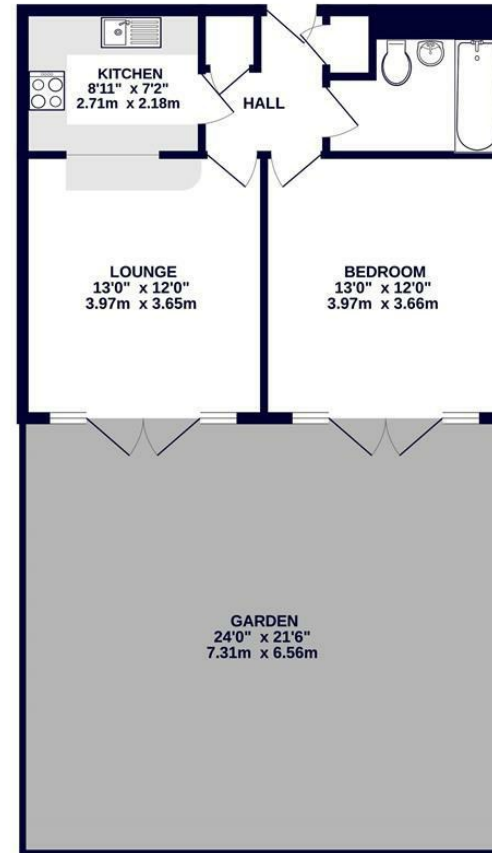
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 476 sq.ft. (44.2 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	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		

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.