

Victoria Road

Ruislip • • HA4 9BH
Asking Price: £280,000



coopers
est 1986

Victoria Road

Ruislip • • HA4 9BH

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

TWO BEDROOM APARTMENT

CHAIN FREE

CLOSE TO ALL AMENITIES

WALKING DISTANCE TO RUISLIP MANOR STATION

FITTED KITCHEN

LIVING ROOM

FAMILY BATHROOM & SEPARATE W.C

BLANK CANVAS

PRIVATE ENTRANCE

781 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. The living room is on the left hand side. The master bedroom can be found across the hallway with enough space for a double bed as well as further fitted storage units. Towards the rear of the property is the additional bedroom, fitted kitchen and family bathroom with separate w.c. This property is ideal for any investor or first time buyer looking to get onto the ladder within close proximity to Ruislip Manor High Street and Station.

OUTSIDE

The property is accessed via it's private front door, there is also rear access at the back of the shops, there are iron stairs leading to the front and rear doors.

SITUATION

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 Banks, 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 0.1 miles
Ruislip Gardens Station 0.6 miles
Ruislip Station 0.6 miles



Car:

M4, A40, M25, M40

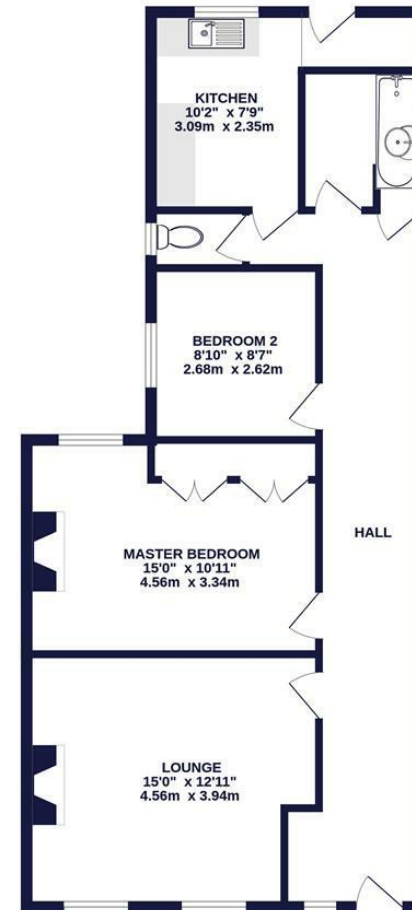


Council Tax Band:

(Distances are straight line measurements from centre of postcode)



FIRST FLOOR
781 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.6 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		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - high 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.