

# Arla Place

Ruislip • • HA4 0FF  
Offers In Excess Of: £400,000



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# Arla Place

Ruislip • • HA4 0FF

Offered to the market in a fantastic condition throughout, this two bedroom apartment is the perfect purchase for both first time buyers, buy to let investors and downsizers. This stylish home is nestled away in the heart of South Ruislip, within walking distance of local shops, schools and handy tube links into London. A viewing of this wonderful abode is recommended as soon as possible.

TWO BEDROOMS

SECOND FLOOR

TWO BATHROOMS

LARGE BALCONY

KITCHEN

LIVING ROOM

CLOSE TO STATION

ALLOCATED PARKING

GREAT CONDITION THROUGHOUT

692 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

This trendy apartment offers style and space in a convenient location, with everything you could need just a short walk away. The leasehold property has a video entry phone for security which allows you into the building. As you enter the front door, the large hallway allows access to all of the properties accommodation. The open plan living/ kitchen room is spacious and has large windows that flood the room with light. The ideal spot for both relaxing and entertaining. The kitchen offers a range of base and wall units, work tops and integrated appliances. The apartment boasts two double bedrooms, both with space for freestanding wardrobes and ensuite shower room to the master bedroom. The family bathroom is finished in stylish tiles throughout. The property further benefits from a large cupboard in the hallway. The property is complete with a spacious balcony area, perfect to enjoy in those summer months.

## OUTSIDE

The property is surrounded by beautifully landscaped and well maintained communal grounds which offer lush green lawns surrounded by shrubs, pathways and benches for relaxing. The property also benefits from allocated parking.

## SITUATION

The apartment is located on Arla Place in South Ruislip. The location is ideal for those seeking connections into London with South Ruislip Station only 0.1 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.





### 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 (0.1 mi)  
Ruislip Gardens (0.7 mi)  
Ruislip Manor (1.2 mi)



### Car:

M4, A40, M25, M40



### Council Tax Band:

(Distances are straight line measurements from centre of postcode)



2ND FLOOR  
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA: 692 sq.ft. (64.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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++ (92-100)		
A+ (89-91)		
A (86-88)		
B (83-85)		
C (81-82)		
D (79-80)		
E (77-78)		
F (75-76)		
G (73-74)		
Not energy efficient - higher running costs		
England & Wales	EU 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.