

Astral House

Ruislip • Middlesex • HA4 6SE
Offers In Excess Of: £300,000



coopers
est 1986

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Coopers are delighted to present to market this immaculately presented one bedroom apartment in Astral House. Upon entrance to the flat there is the family bathroom on the left hand side. Beyond this there is the living space which has been arranged with a living/dining area and kitchen. There is a large bedroom with views on to the atrium. Astral House is located on The Runway 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 away. South Ruislip Station is serviced by both the Central Line and Chiltern Railways.

Moments From South Ruislip Station

Modern Fitted Kitchen

Links to A40/M25

Modern Bathroom

Spacious Throughout

Allocated Parking

One bedroom

No chain

Double glazing

576 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

Astral House is located on The Runway 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 The Runway 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 a supermarket and several restaurants but is also only a short drive to both Eastcote, Ruislip and Ruislip Manor.

DESCRIPTION

This one bedroom in Astral House is perfect for those seeking an entry level apartment. Upon entrance to the flat there is the family bathroom on the left hand side. Beyond this there is the living space which has been arranged with a living/dining area and kitchen. There is a large bedroom with views on to the atrium hence flooded with natural light. The bedroom is configured in a shape that would allow for a dressing or desk area. This flat is one of three apartments with lift access.

OUTSIDE

Outside of the property there are allocated parking bays for residents, please speak to a member of staff for allocation details.



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)



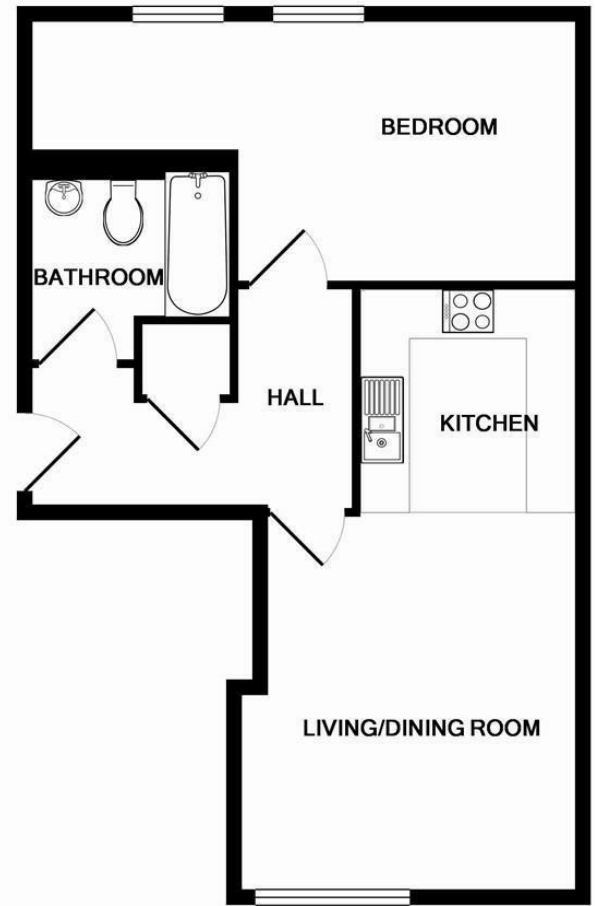
Car:

M4, A40, M25, M40



Council Tax Band:

(Distances are straight line measurements from centre of postcode)



TOTAL APPROX. FLOOR AREA 576 SQ.FT. (53.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 | 76 | 76 |
| 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.