

Victoria Road

Ruislip • • HA4 0AB
Asking Price: £250,000



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This ideal larger than average 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 bedroom, open plan living room and kitchen as well as a fully tiled modern bathroom. The property also enjoys views over Shenley Park.

ONE BEDROOM FIRST FLOOR APARTMENT

DOUBLE BEDROOM

OPEN PLAN LIVING ROOM

WALKING DISTANCE TO RUISLIP MANOR STATION

IDEAL FOR FIRST TIME BUYERS OR INVESTORS

GREAT CONDITION THROUGHOUT

FITTED KITCHEN

FULLY TILED MODERN BATHROOM

CHAIN FREE

545 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

As you enter the flat you will find a storage cupboard that offers excellent depth and space for a one bedroom flat. The bathroom is directly ahead which is fully tiled with a shower, basin and w.c. The bedroom can be found on your right hand side with enough space for a double bed and fitted wardrobes as well as further storage units. At the rear of the property is the open plan well appointed stylish living/kitchen area which is bright and airy with enough space to relax. The kitchen provides integrated appliances such as washer/dryer, dishwasher, separate fridge & freezer and induction hob. The property benefits from double doors overlooking fantastic views of Shenley Park.

OUTSIDE

The property is accessed down the service road off Shenley Avenue and there is stairs leading to the entrance. The stairs leading to the front door are situated behind the shops. The property also has the added benefit of the use of a large outdoor terrace space. There is also Shenley Park located within a stones throw away from the property.

SITUATION

The property is located above the shops off the corner of Shenley Avenue 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 15 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 <0.1 miles
Ruislip Station 0.5 miles
Ruislip Gardens Station 1.1 miles



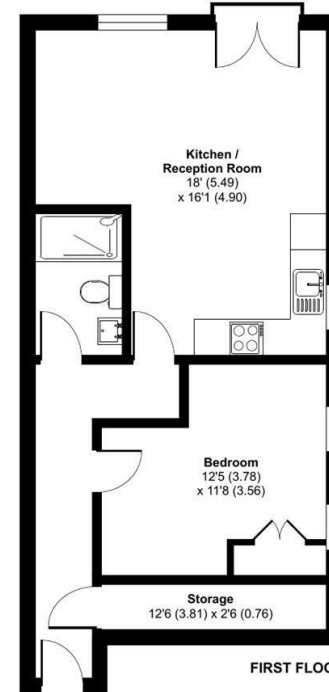
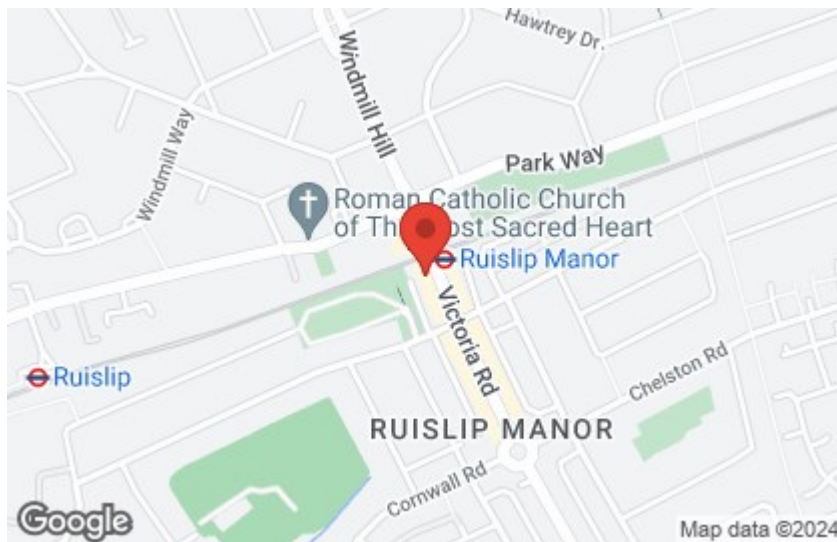
Car:

M4, A40, M25, M40



Council Tax Band:

(Distances are straight line measurements from centre of postcode)



Victoria Road, HA4

Approximate Area = 545 sq ft / 50.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Coopers. REF: 1176480



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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		
Least energy efficient - higher running costs	F		
Very least energy efficient - highest 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.

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