

# Victoria Road

Ruislip • Middlesex • HA4 0AB

Asking Price: £230,000



coopers  
est 1986

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\*CHAIN FREE\* 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.

