

The Runway

Ruislip • Middlesex • HA4 6SE
Asking Price: £400,000



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Offered to the market in a fantastic condition, this two bedroom first floor apartment is ideal for both first time buyers and buy to let investors. The property is a short walk from local shops, schools and handy tube links into London. A viewing of this wonderful home is recommended as soon as possible.

First floor apartment

Two bedrooms

Open planning living area

Kitchen

Family bathroom

Ensuite to Master

Immaculate condition throughout

Underfloor heating

Allocated parking

Leasehold

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.





Directions

From our Ruislip Manor office turn left and continue to the end of the High street. Continue on Victoria road, going straight over two roundabouts. Continue straight over the first set of traffic lights and at the second traffic lights turn right onto Long drive. Continue on Station approach and then right onto The Runway. Astral House will be on your left hand side with the entrance to the rear of the block.

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 two bedroom apartment offers style and space throughout, ready for anyone to move straight into. Access to the block can be granted via the entry phone which leads you into the communal hallway. As you enter the property, a welcoming hallway allows access of all of the apartments accommodation. The open plan reception room boasts a seating area and dining area, as well as the kitchen, ideal for those that like to entertain. Large windows flood the room with light and the underfloor heating provides the whole property with warmth. The stylish kitchen offers a range of cupboards, worktops and space for integrated appliances. The property has two large double bedroom, both with built in wardrobes and an ensuite bathroom to the master bedroom. The property is complete with a family bathroom, which is finished in a white suite and tiled throughout. Outside the property benefits from allocated parking.



Schools:

Bourne Primary School (0.4 mi)
St Swithun Wells Catholic Primary School (0.6 mi)
Queensmead School (0.5 mi)



Train:

South Ruislip (0.1 mi)
Ruislip Gardens (0.5 mi)
Ruislip Manor (1.2 mi)



Car:

M4, A40, M25, M40



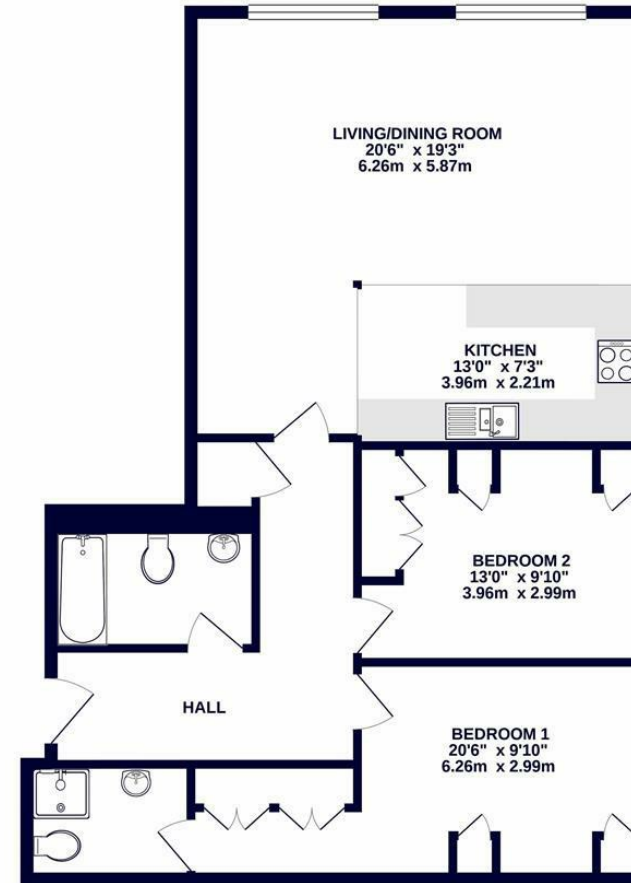
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR 907 sq.ft. (84.3 sq.m.) approx.



LIVING/DINING ROOM
20'6" x 19'3"
6.26m x 5.87m

KITCHEN
13'0" x 7'3"
3.96m x 2.21m

BEDROOM 2
13'0" x 9'10"
3.96m x 2.99m

HALL

BEDROOM 1
20'6" x 9'10"
6.26m x 2.99m

TOTAL FLOOR AREA: 907 sq.ft. (84.3 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++ (95-100)		
A+ (85-94)		
A (75-84)		
B (65-74)		
C (55-64)		
D (45-54)		
E (35-44)		
F (25-34)		
G (15-24)		
Not energy efficient - higher running costs		
England & Wales		

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.