

# Torrington Road

Ruislip • Middlesex • HA4 0AU

Guide Price: £300,000



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Offered to the market with no onward chain, this stylish one bedroom apartment offers space and comfort throughout. Perfect for both first time buyers and buyer to let investors.

The property is conveniently situated just a short walk from both Ruislip Gardens and Ruislip Manor tube stations, offering you the Metropolitan, Piccadilly and Central lines. A viewing of this fantastic flat is recommended as soon as possible.

Chain free

Apartment

One bedroom

Living room

Kitchen

Bathroom

Stylishly presented

Leasehold

Close to tube station

Viewing recommended

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.





### Property

This stylish one bedroom flat is bright and spacious throughout, ideal for both first time buyers and buy to let investors. As you enter the property, the hallway allows access to all of the property's accommodation and boasts a storage cupboard. The living room features wood flooring and is decorated in neutral tones throughout. The perfect space to both relax and entertain in. The kitchen offers a range of base and wall units, worktops and space for integrated appliances. The master bedroom can occupy a king size bedframe comfortably, as well as free standing wardrobes. The family bathroom offers a white bathroom suite and is tiled throughout.

### Outside

The block is surround by communal grounds featuring trees and shrubs. There is also a parking for residents.

### Location

Torrington Road is a tree lined residential road within walking distance of both Ruislip High Street and Ruislip Manor. Located in close proximity to a number of local outstanding schools including Sacred Heart, Lady Bankes Ruislip and Bishop Ramsay High Schools. Ruislip, Ruislip Manor and Ruislip Garden tube stations are nearby providing a reliable service into the City and West End on the Central/Metropolitan/Piccadilly lines. The house is conveniently located to the A40/M25 with its access into London and the Home Counties. Shenley and Bessingby Parks are near. Alternatively Highgrove gym and swimming pool is only 15 minutes walk away.





### Schools:

Ruislip Gardens Primary School 0.4 miles  
 Sacred Heart Catholic Primary School 0.4 miles  
 Lady Banks Primary School 0.5 miles



### Train:

Ruislip 0.4 miles  
 Ruislip Gardens 0.5 miles  
 Ruislip Manor 0.5 miles



### Car:

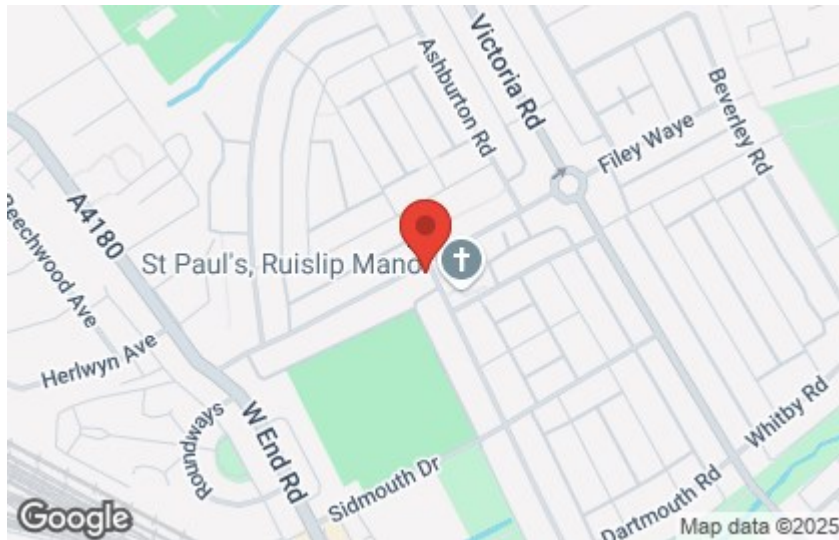
M4, A40, M25, M40



### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



**TOTAL APPROX. FLOOR AREA 462 SQ.FT. (42.9 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		
Very energy efficient - lower running costs	Current	Target
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
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.