

Rodwell Close

Ruislip • Middlesex • HA4 9NF

Guide Price: £385,000



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Coopers are delighted to present this two bedroom ground-floor flat which is readymade for completely relaxed living and is located in a quiet cul-de-sac in the heart of Eastcote. Ottawa

House is set moments away to Eastcote's extensive facilities; offering a selection of cafes, restaurants, and shopping amenities. The Metropolitan / Piccadilly line is easily accessible from the property offering swift access into the City and West End, as well as many bus routes.

GROUND FLOOR FLAT

TWO DOUBLE BEDROOMS

FAMILY BATHROOM

PRIVATE ENTRANCE

FITTED KITCHEN

932 YEAR LEASE

PERMIT PARKING & GARAGE

EXCELLENT CONDITION

WALKING DISTANT TO EASTCOTE STATION

785 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

This charming home has been finished to a great standard and decorated in bright tones to give the flat a warm feeling. The property starts with an entrance hallway which provides access to all of the accommodation. The kitchen is well equipped with ample storage and worktops, as well as space for integrated appliances. The living room to the front of the property is sleek, roomy and provides a great space for entertaining friends and family. To the rear of the property are the two double bedrooms which are bright and spacious, and benefit from built in wardrobes. The stylish family bathroom offers a modern bathroom suite and finished with floor to ceiling tiles. This property benefits from double glazing throughout, a long Lease, which has 932 years remaining as of 2025. There is also a private garage located adjacent to the building.

Outside

The property is surrounded by well maintained communal grounds, mainly laid to lawn with shrub bedding and pathways throughout. For motorists there is residents parking as well as a private garage for the property. The separate garage is also useful for extra storage.

Situation

Located on Rodwell Close, the property is in close proximity to Eastcote High Street offering trendy eateries, shops and transport. Eastcote tube station (Metropolitan/ Piccadilly) is a 5 minute walk away, whilst South Ruislip (Central line/BR) station is also a 10 minute drive away. For the motorist the A40/M40 and M25 road links offering easy access to London and the Home Counties. For families, it is in the catchment area for excellent local schools Newnham and Bishop Ramsey. Highgrove gym and swimming pool are only 10 minutes walk away.



Schools:

Newnham Infant and Nursery School 0.2 miles
Cannon Lane Primary School 0.6 miles
Lady Banks Infant School 0.6 miles



Train:

Eastcote 0.1 miles
Ruislip Manor 0.7 miles
Ruislip 1.1 miles



Car:

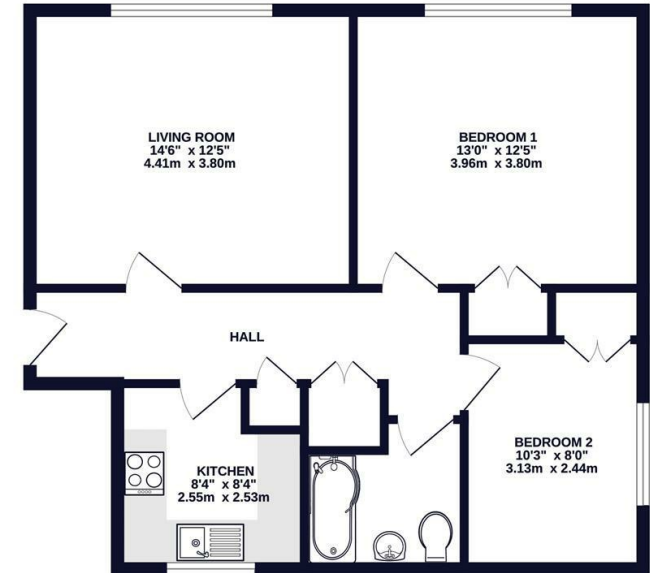
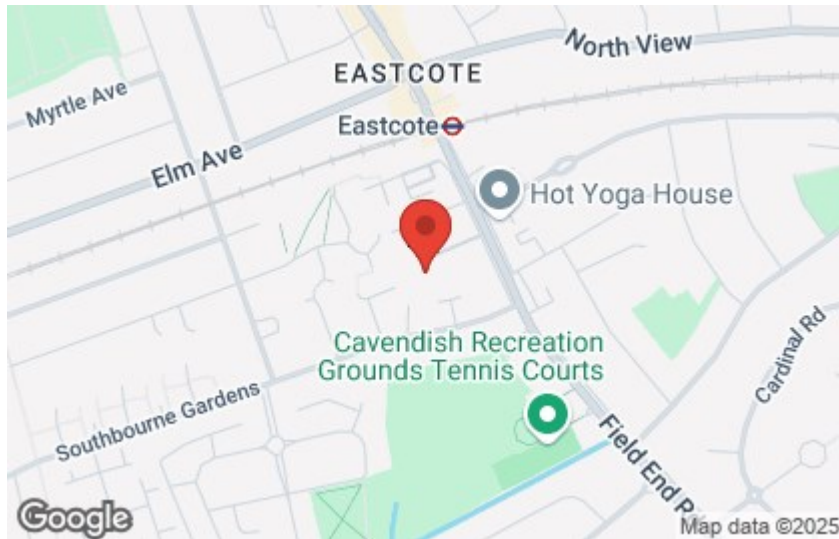
M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



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TOTAL FLOOR AREA : 785 sq.ft. (72.9 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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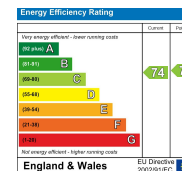
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