

# Ruislip Court

Ruislip • Middlesex • HA4 6JR

Offers In Excess Of: £400,000



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# Ruislip Court

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A wonderful opportunity presents itself to acquire a fully renovated three bedroom apartment set in a prime location moments away from Ruislip High Street. This 878 sq ft apartment will exceed all expectations, bathed in natural light and represents exceptional value and lifestyle appeal for families, professionals, or investors.

THREE BEDROOMS

APARTMENT

FULLY RENOVATED THROUGHOUT

LARGE RECEPTION ROOM

MODERN KITCHEN

IDEAL LOCATION

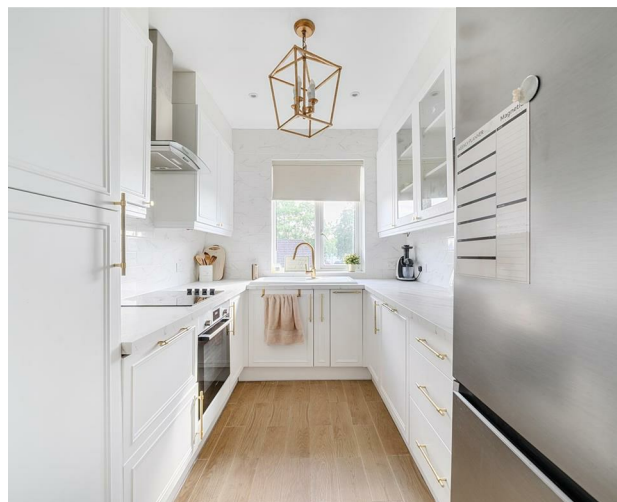
FAMILY BATHROOM

COMMUNAL GARDENS

FIRST FLOOR

878 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

The property welcomes you with a spacious hallway that leads into a beautifully proportioned reception room – perfect for entertaining guests or relaxing in comfort, with space for both living and dining areas. A well-equipped modern kitchen provides ample worktop and cupboard space, including a pantry cupboard. The layout is both practical and efficient, ideal for home cooking and everyday convenience. The apartment benefits from premium spotlight lighting and ample storage throughout. Whether you're looking for more space, a great investment, or the perfect commuter base, this bright and airy apartment ticks all the boxes.

### OUTSIDE

To the front of the property is on street parking and surrounding communal areas.

### SITUATION

Ruislip Court is situated just a short walking distance from Ruislip station and Ruislip Gardens station offering Metropolitan, Central and Piccadilly line connectivity into central London, ideal for commuters. Additionally, enjoy close proximity to Ruislip and Ruislip Manor with a variety of local amenities, including multiple shops, cafes and restaurants. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Lady Bankes, Ruislip High and Sacred Heart Primary School. Shenley Park and Ruislip Rugby Fields are all 5 minutes walk away.







### Schools:

Sacred Heart Catholic Primary School 0.3 miles  
 Ruislip Gardens Primary School 0.4 miles  
 Ruislip High School 0.3 miles



### Train:

Ruislip 0.3 miles (Metropolitan and Piccadilly lines)  
 Ruislip Gardens 0.5 miles (Central line)  
 Ruislip Manor 0.5 miles (Metropolitan and Piccadilly lines)



### Car:

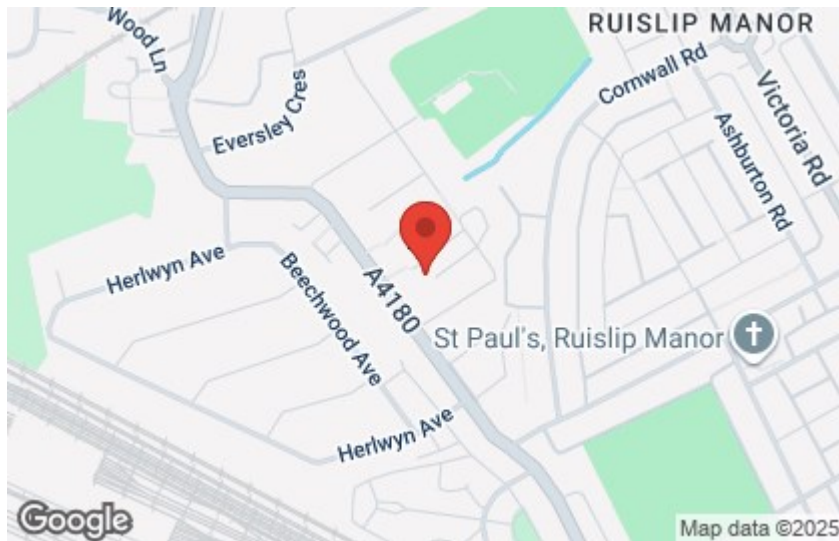
M4, A40, M25, M40



### Council Tax Band:

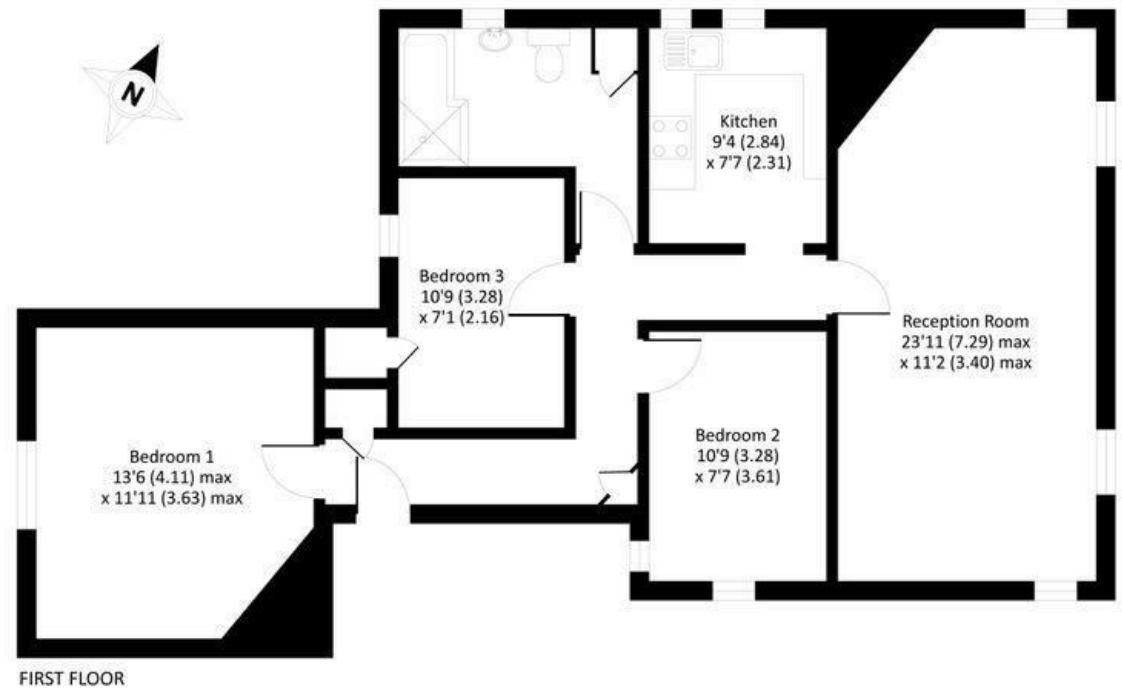
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(Distances are straight line measurements from centre of postcode)



## Ruislip Court, Ruislip, HA4 6JR

Approximate Area = 878 sq ft / 81.5 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) © richcom 2020. Produced for Gibbs Gillespie. REF: 638661

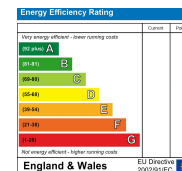
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