



Bourne Court, South Ruislip, HA4 6ET

In Excess of £450,000 | Leasehold



LAWRENCE RAND



Key Features & Description

- Modern two-bedroom, two-bathroom apartment
- Built circa 2021 with remaining NHBC warranty
- Spacious open-plan living and dining room
- Private balcony with leafy outlook
- Separate contemporary kitchen with integrated appliances
- Principal bedroom with fitted storage and shower room
- Second double bedroom and stylish family bathroom
- Allocated parking within secure gated development
- Communal gardens and residents' play park

This stylish first-floor apartment offers modern living with a bright, well-designed layout, private balcony and allocated parking. The spacious open-plan living and dining area opens onto a covered balcony, ideal for relaxing or entertaining. A separate contemporary kitchen is fully equipped with integrated appliances, including twin ovens and a dishwasher. There are two generous double bedrooms, with the main bedroom featuring fitted wardrobes and a sleek en-suite, complemented by a modern family bathroom. Additional highlights include gas central heating, a utility cupboard and the peace of mind of an NHBC warranty. Residents benefit from gated parking, secure communal access and a private play park. Perfectly positioned just a short walk from South Ruislip station, shops, restaurants and leisure facilities, this home is ideal for professionals, couples or young families seeking convenience and comfort in a well-connected location.



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Nearest Stations

South Ruislip 0.09 miles

Ruislip Gardens (Tube – Piccadilly Line) 0.5 miles

Ruislip Manor (Tube – Metropolitan/Piccadilly) 1.3 miles

Additional Information

Council Tax band: D

Tenure: Leasehold, 125 years remaining

Service Charge £1277pa

EPC Energy Efficiency Rating: B

Suppliers

Electricity supply: Mains,

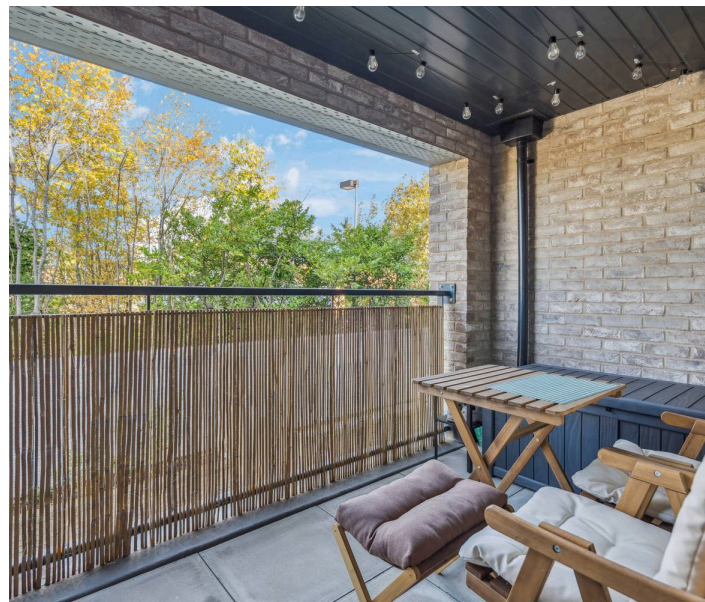
Water supply: Mains water

Sewerage: Mains

Heating: Gas Central

Broadband & mobile coverage:

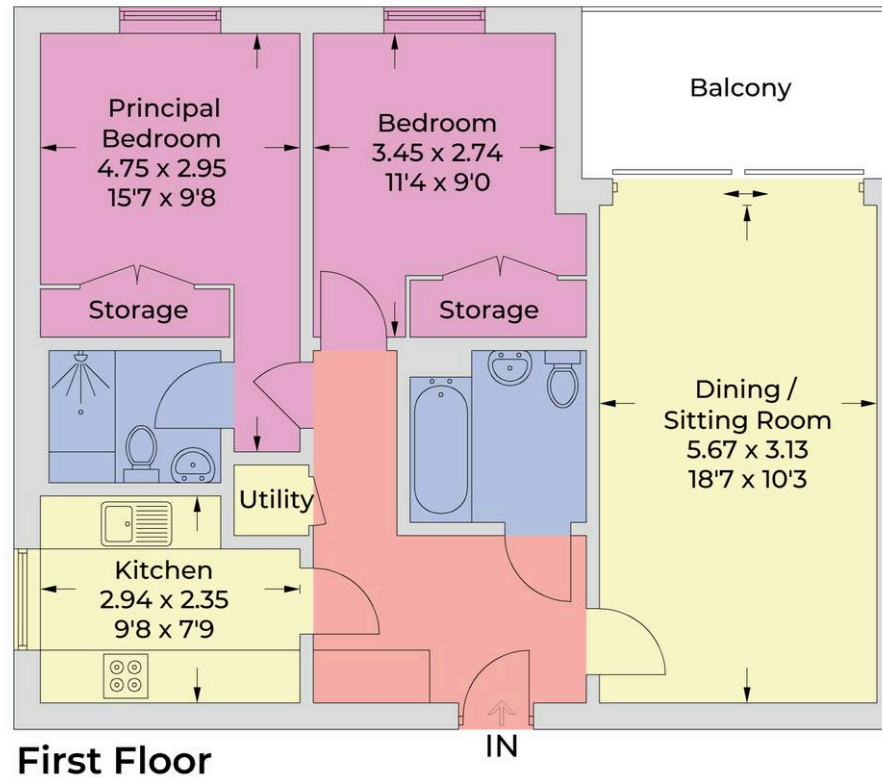
Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 – Excellent, Vodafone – Excellent, Three – Excellent, EE Excellent





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Approximate Gross Internal Area
65.6 sq m / 706 sq ft



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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