



Amber Court, 2 Arla Place - HA4 0FF

Guide Price £320,000 | Leasehold



LAWRENCE RAND



Key Features & Description

- One Bedroom
- First Floor
- Balcony
- Open Plan Kitchen/Reception Room
- Allocated Parking
- Walking Distance To Station

A stylish one-bedroom first floor apartment located in the popular Amber Court development at Arla Place, ideal for first-time buyers or investors.

The property offers modern open-plan living with a bright kitchen, dining, and living area leading to a private balcony. The kitchen is well-equipped with integrated appliances, while the double bedroom benefits from fitted wardrobes. A contemporary bathroom completes the accommodation.

Further benefits include allocated parking and well-maintained communal areas. Conveniently situated within walking distance of South Ruislip's shops, restaurants, and local amenities.

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Nearest Stations

South Ruislip Station – approx 0.1 miles
Ruislip Gardens Station – approx 0.6 miles
West Ruislip Station – approx 0.8 miles

Verified Information:

Council Tax band: C

EPC Energy Efficiency Rating: B

Lease Years Remaining 118

Service Charge 153.43 pm

Ground Rent £300 pa

Suppliers:

Electricity supply: Mains, Water supply: Mains
water, Sewerage: Mains

Heating: Gas central heating

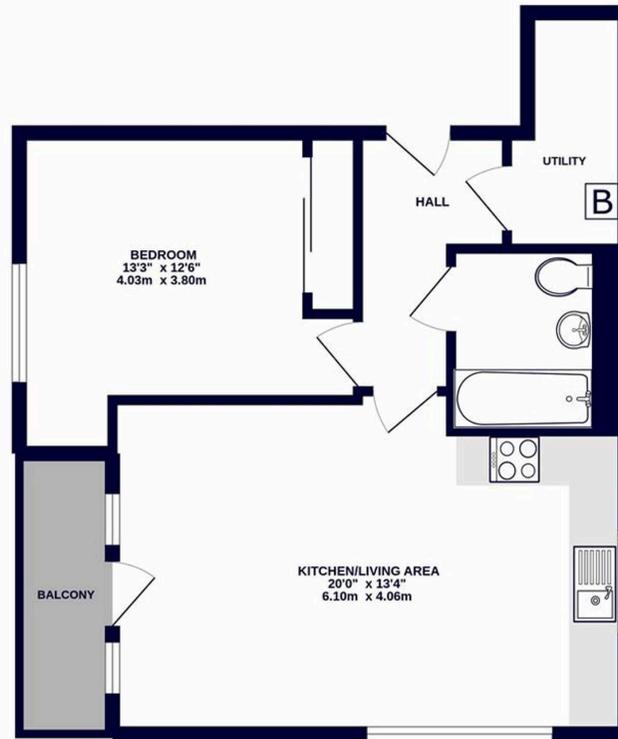
Broadband & mobile coverage

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone -
Excellent, Three - Excellent, EE - Excellent



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 560 sq.ft. (52.0 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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