Abercorn Grove, Ruislip, HA4 7YP

£190,000

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Gibson Honey are delighted to present to the market this well presented ground floor studio maisonette, ideally located in the highly sought-after North Ruislip area. Offering an excellent opportunity for first time buyers and investors alike, this attractive home combines modern interiors with a superb location. This property briefly comprises; a bright and airy bedroom/living room leading to a fitted kitchen, and a contemporary bathroom suite. Further benefits include double glazing, allocated parking and access to a communal garden.

Ideally positioned within easy reach of Ruislip High Street, residents can enjoy an excellent selection of shops, cafés, restaurants and everyday amenities, including Waitrose, Granero Lounge, Café Rouge and a variety of independent coffee shops. A convenient service station at the end of the road also provides an M&S Simply Food and cash machine. Excellent transport links are close by, with local bus routes just a short walk away and Ruislip Underground Station (Metropolitan and Piccadilly lines) offering fast and frequent services into Central London and the City.

For those who enjoy the outdoors, the ever-popular Ruislip Lido is within easy reach, providing picturesque woodland walks, a beach, miniature railway and a range of family-friendly leisure activities. The property also falls within easy reach of the highly regarded Whiteheath Primary School, further enhancing its appeal. This fantastic maisonette offers the perfect blend of comfort, convenience and lifestyle, making it an ideal home or investment in one of Ruislip's most desirable locations.

BEDROOM/LIVING ROOM

Front aspect entrance door, side aspect double glazed window, laminate effect flooring, electric radiator, storage cupboard, leading to:

KITCHEN

Side aspect double glazed window, laminate effect flooring, part tiled walls, a range of base and eye level units, one and a half stainless steel sink with drainer, space for washing machine, dryer, oven and fridge freezer.

BATHROOM

Side aspect double glazed frosted window, part tiled walls, tiled flooring, panel enclosed bath with shower attachment and mixer taps, low level wc, door leading to pedestal wash hand basin and storage cupboard.

COMMUNAL GARDENS

Mainly laid to lawn.

PARKING

One allocated space and visitor's permit parking.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

LEASE

103 years remaining
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OUTGOINGS

Ground rent: £100 per annum.
Service charge: £1600 per annum.

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COUNCIL TAX

London Borough of Hillingdon - Band B - £1,590.91

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DISTANCE TO STATIONS

West Ruislip (1.3 miles) - Central/Chiltern
Ruislip (1.4 miles) - Metropolitan/Piccadilly
Northwood Hills (1.5 miles) - Metropolitan

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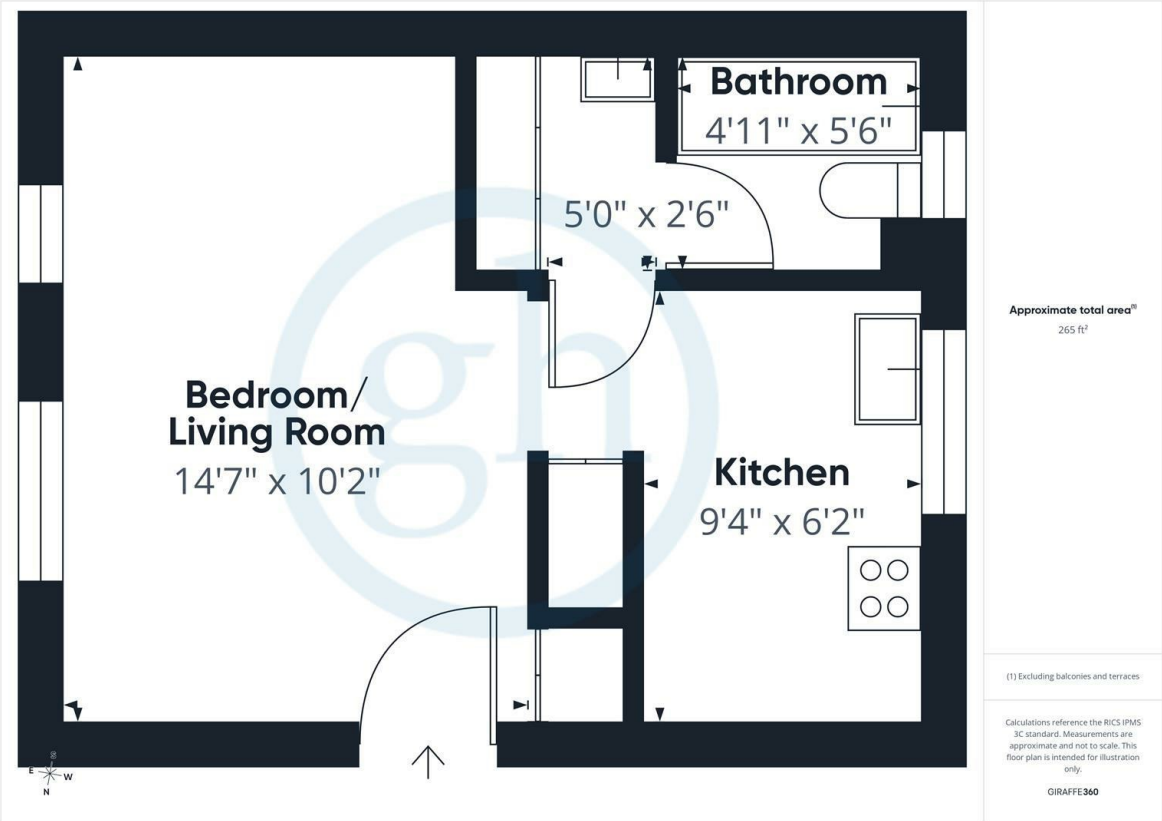

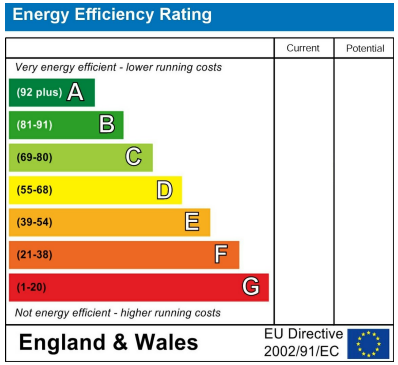

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