



Waters Reach Apts, Reservoir Road, Ruislip - HA4 7TU
£312,500 | Leasehold



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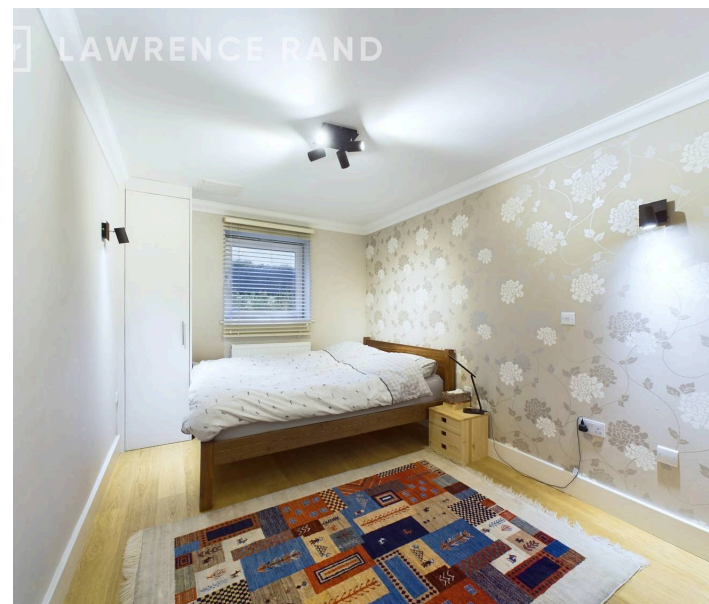
Key Features & Description

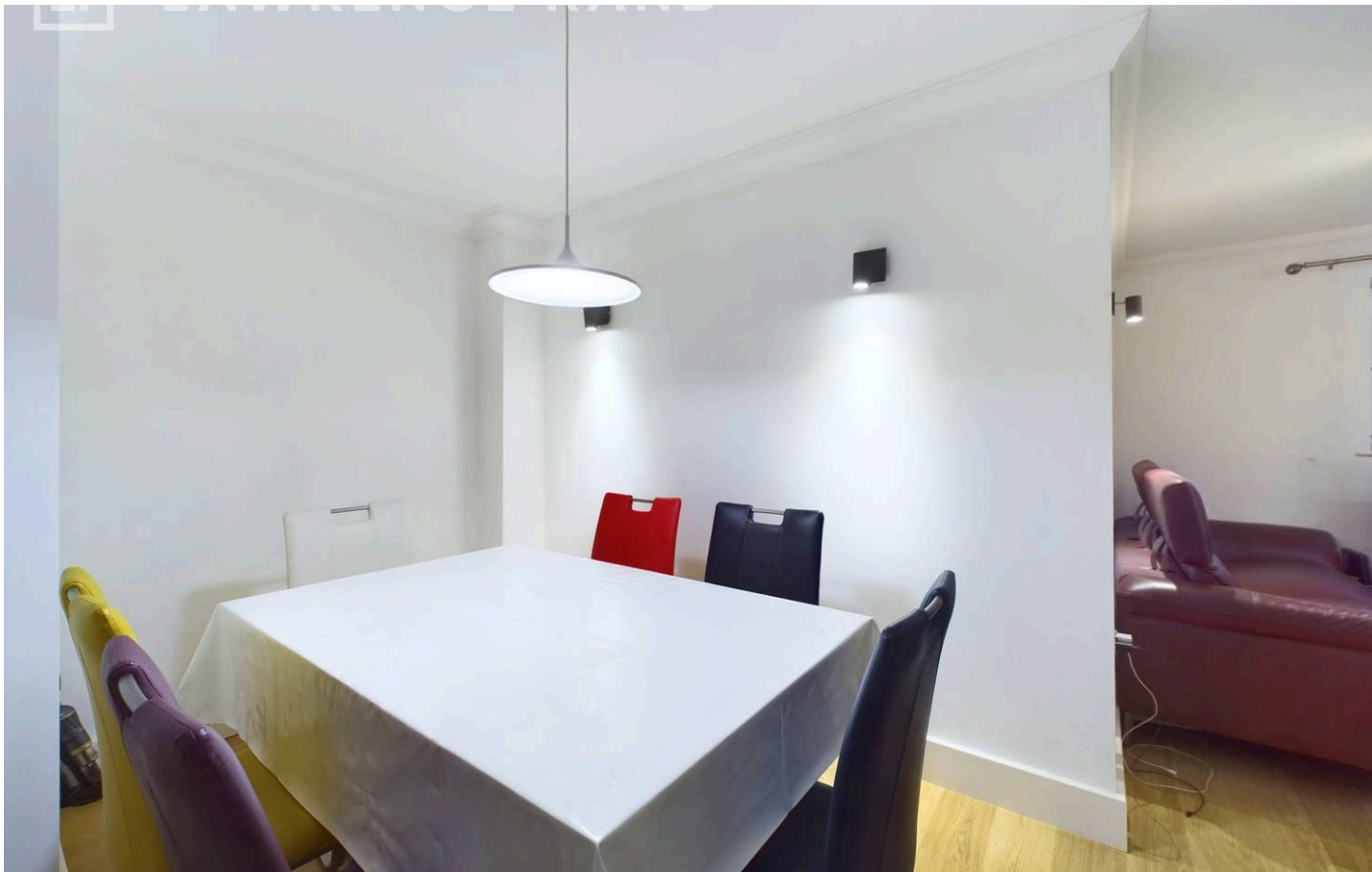
- Two Double Bedrooms
- Two Bathrooms
- Elevated Ground Floor Purpose Built
- Allocated Underground Parking
- Long Lease
- Walking Distance to Ruislip Lido

Welcome to this charming two bedroom flat in a prime location! This modern property is perfect for those seeking a stylish and comfortable living space. The flat boasts a clean and contemporary design, creating a welcoming atmosphere for its residents. With secure access and residents' parking, you can enjoy peace of mind and convenience. The property is affordably priced, making it an excellent opportunity for first-time buyers, investors, or those looking to downsize. The flat is ideally situated close to local amenities and green spaces, providing a perfect balance of urban convenience and tranquillity. Don't miss out on this fantastic opportunity to own a modern and secure home in a sought-after area.

Waters Reach is located in a unique development in Reservoir Road just off Ducks Hill Road and close to the Ruislip Lido complex and Ruislip Woods. Ruislip High Street is just over a mile away where there are excellent shopping facilities. Also available are a number of popular restaurants and coffee bars. The Metropolitan/Piccadilly line station offers swift and regular connections to The City and Baker Street and for the motorist the A40 offers good access to London and The Home Counties.

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Nearest Stations

Ruislip Station - approx 1.7 miles

Ruislip Manor – approx 2.0 miles

Verified Material Information:

Council Tax band: D

EPC Energy Efficiency Rating: C

Lease Year Remaining 102

Ground Rent £600 PA

Service Charge £2400 PA

Suppliers:

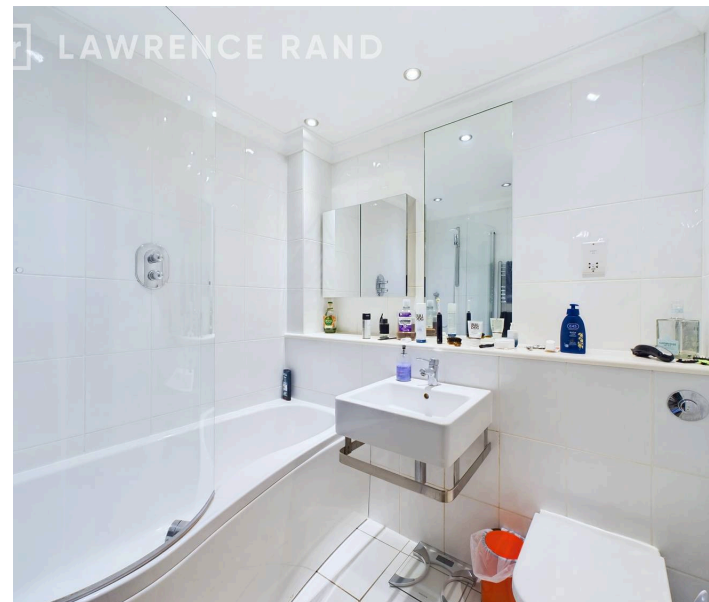
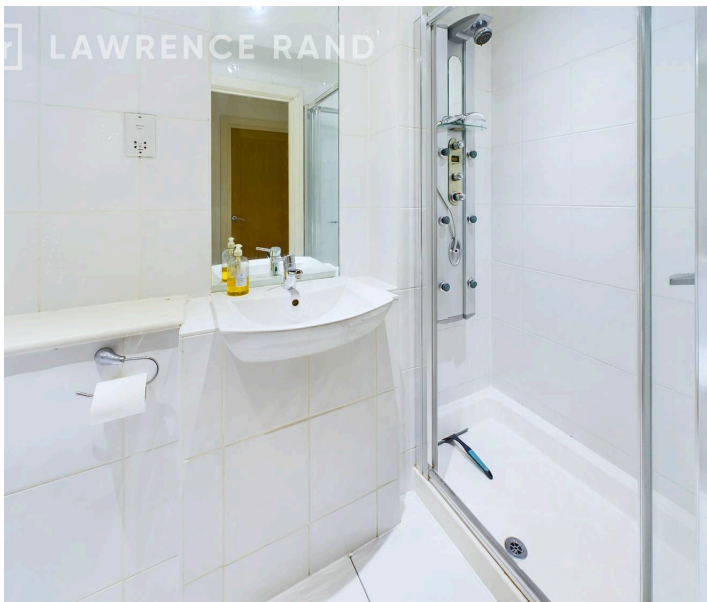
Electricity supply: Mains, Water supply: Mains
water, Sewerage: Mains

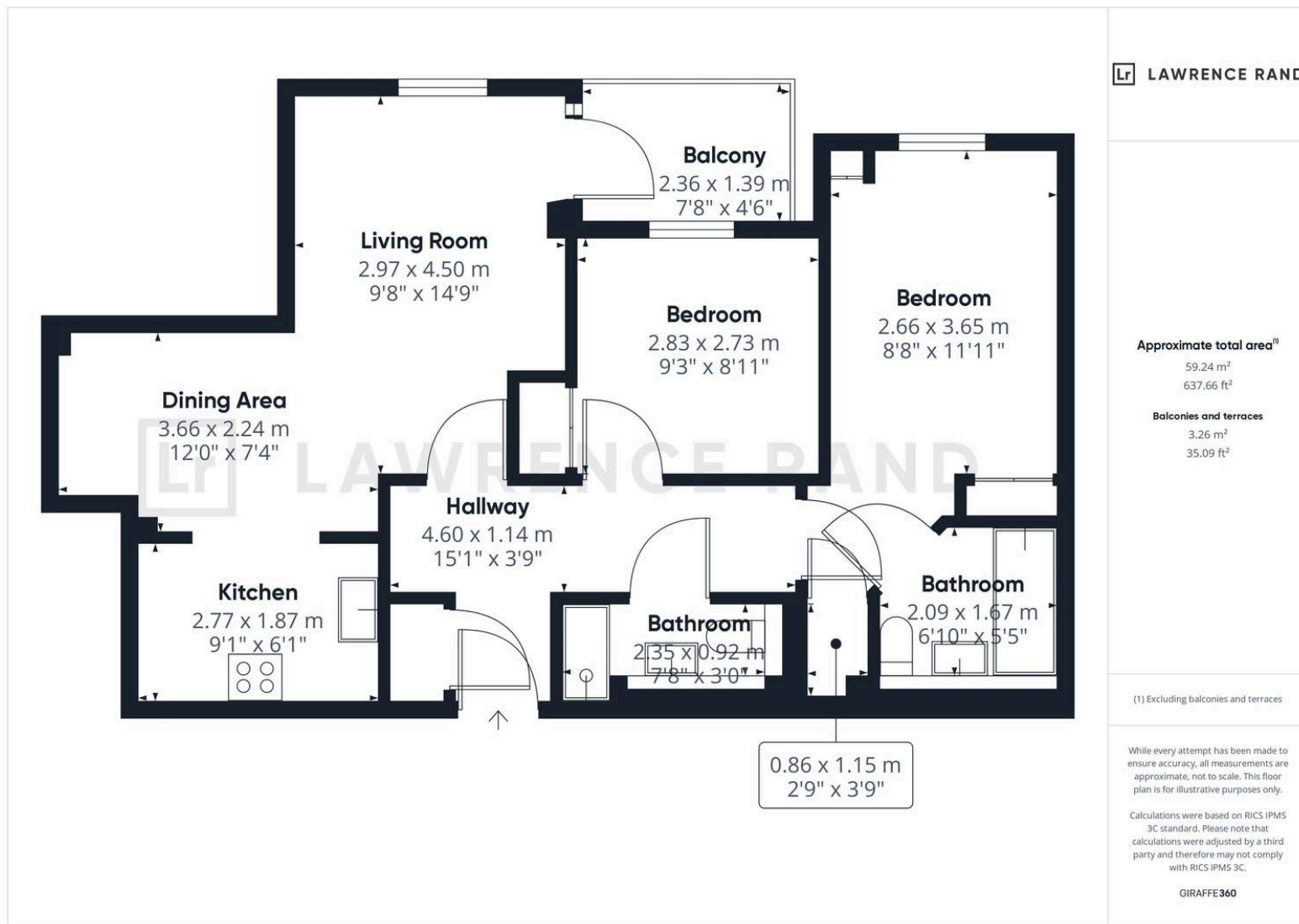
Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

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





Lawrence Rand

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