

# Coleridge Drive

Ruislip • Middlesex • HA4 8GN

Guide Price: £330,000



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Modern, convenient and great for low maintenance, convenient living, this one bedroom ground floor apartment offers a practical and fresh layout that both investors and first time buyers will appreciate. Coleridge Drive is a tranquil cul de sac within the Sandringham Grange development, ready made for relaxed living and is ideally located within walking distance to local shops and transport links.

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GROUND FLOOR FLAT

ONE BEDROOM

27FT OPEN PLAN LIVING ROOM

FITTED KITCHEN

SPACIOUS BEDROOM

MODERN BATHROOM

GREAT CONDITION THROUGHOUT

ONE ALLOCATED PARKING SPACE

LEASEHOLD

598 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.



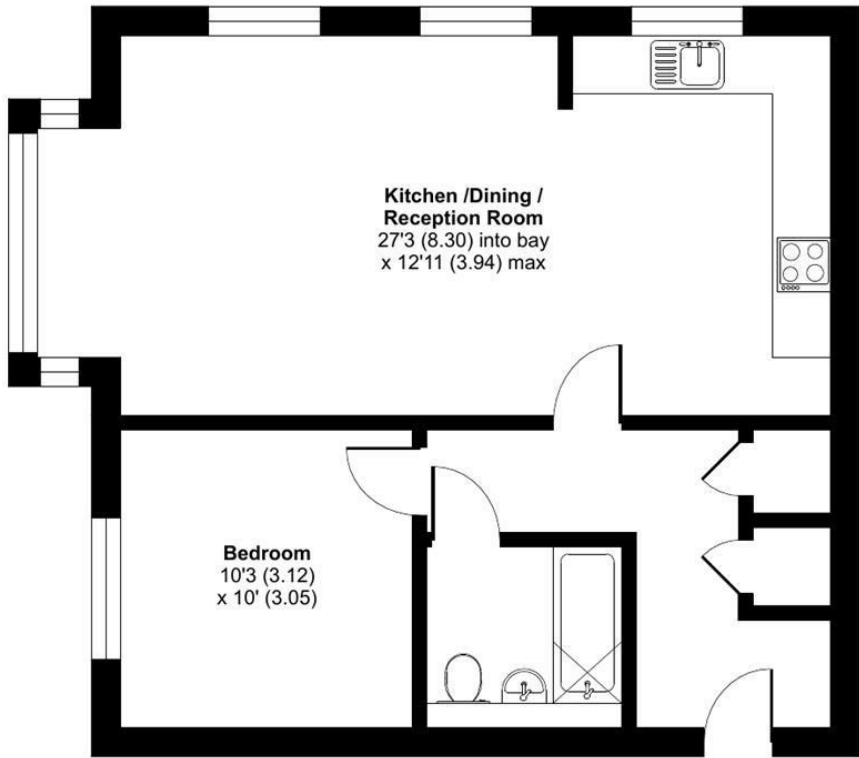




# Coleridge Drive, Ruislip, HA4

Approximate Area = 598 sq ft / 55.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Coopers. REF: 1422394

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| Energy Efficiency Rating                         |   | Current | Potential |
|--|---|---------|-----------|
| Very energy efficient - lower running costs      | A |         |           |
| Energy efficient - lower running costs           | B |         |           |
| Decent energy efficiency - lower running costs   | C |         |           |
| Some energy efficiency - lower running costs     | D | 74      | 74        |
| Not very energy efficient - higher running costs | E |         |           |
| Energy inefficient - higher running costs        | F |         |           |
| Very energy inefficient - higher running costs   | G |         |           |

Not energy efficient - higher running costs  
England & Wales  
EPC Directive 2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.