

Victoria Road

Ruislip • Middlesex • HA4 0GE
Offers In Excess Of: £290,000



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A spacious one-bedroom second floor apartment set within the popular Kipling House development, offering approximately 657 sq. ft. of well-proportioned accommodation. The property features a large 20ft living room, a separate fitted kitchen, a generous double bedroom measuring over 17ft, and a modern bathroom, all arranged off a centrally positioned entrance hall. The layout is both practical and efficient, with plenty of natural light throughout. Ideally suited to first-time buyers, investors, or downsizers, the property is conveniently located for local amenities and transport links, making it a highly attractive and well-connected home.

ONE BEDROOM APARTMENT

IDEAL FOR FIRST TIME BUYERS

GOOD CONDITION THROUGHOUT

UNDERFLOOR HEATING

ALLOCATED PARKING

IDEAL LOCATION

FITTED KITCHEN

ROOFTOP GARDEN

LEASEHOLD

657 SQ.FT

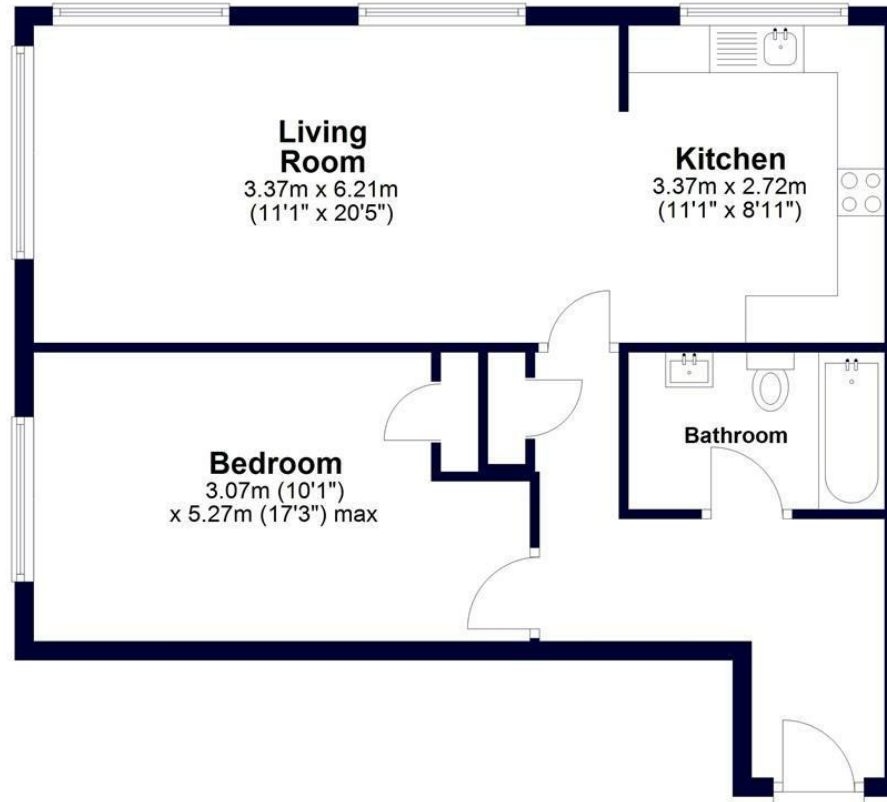
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Second Floor

Approx. 61.1 sq. metres (657.6 sq. feet)



Total area: approx. 61.1 sq. metres (657.6 sq. feet)



Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Energy Efficiency Rating		Current	Target
How energy efficient? - lower rating costs			
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Below average energy efficiency - higher running costs	D		
Poor energy efficiency - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		
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.