

# Reservoir Road

Ruislip • Middlesex • HA4 7GN  
Offers In Excess Of: £375,000



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Set within the sought-after Park Wood Court, this well-presented two-bedroom, two-bathroom apartment offers a practical and inviting layout ideal for modern living. The property features a bright and spacious living/dining room, providing a comfortable space for both relaxing and entertaining, with direct access to a generous terrace perfect for enjoying outdoor seating. The separate kitchen is conveniently positioned and well-suited for everyday use. There are two well-proportioned bedrooms, including a principal bedroom and a versatile second bedroom that could also serve as a home office or guest room. The apartment benefits from two bathrooms, adding convenience for residents and visitors alike. Additional features include a welcoming entrance hall with storage and a well-balanced layout throughout. Located in Ruislip, the property enjoys access to local amenities, transport links, and green spaces, making it an excellent choice for both homeowners and investors.

TWO BEDROOM

TWO BATHROOM

NO CHAIN

PRIVATE TERRACE

SEPARATE KITCHEN

MODERN LAYOUT

EN-SUITE BATHROOM

TWO ALLOCATED PARKING BAYS

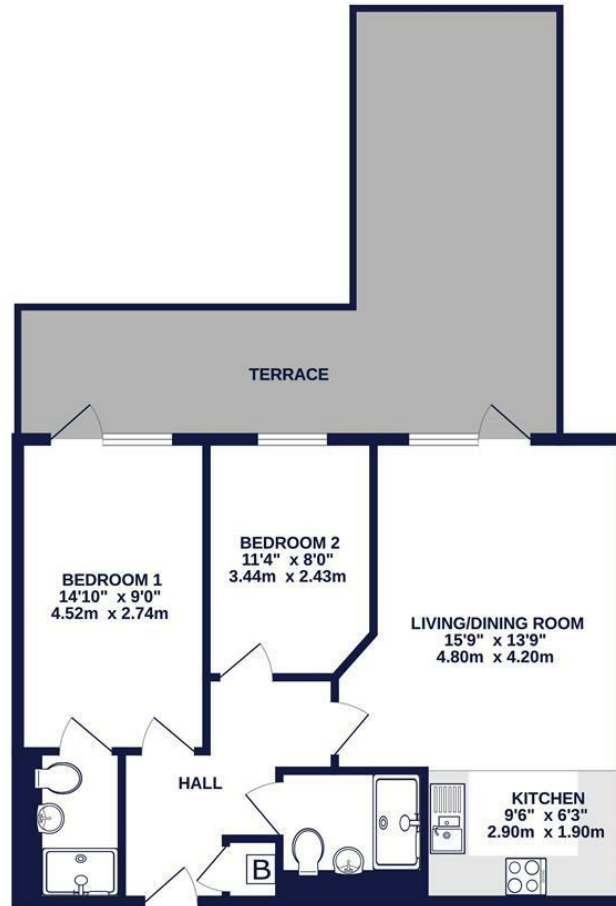
AMPLE STORAGE

SOUGHT AFTER LOCATION

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.







**TOTAL FLOOR AREA: 620 sq. ft. (57.6 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Needs improvement	E		
Very poor	F		
Not energy efficient - higher running costs	G		
England & Wales		03 07000 6000	2022/01/01

**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.