



Cobalt Court, 28 Arla Place – HA4 0GD

In Excess of £375,000



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Key Features & Description

- Two bedrooms
- Two bathrooms - Master en-suite
- 116 years on lease
- Secure video entry phone
- Great access to South Ruislip Station (Central line/Chiltern line)
- Modern development
- Open plan 'lifestyle' kitchen/reception room

A bright and spacious two double bedroom, two bathroom first-floor apartment in a popular modern development just moments from South Ruislip station and shops. Features include a large covered balcony, open-plan kitchen/reception room with integrated appliances, en-suite to the principal bedroom, modern bathroom, allocated parking and a strong lease.

Part of the Arla Place development, close to the Central & Chiltern lines, the A40, local shops, parks and the Old Dairy complex with Asda, cinema and restaurants.

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Nearest Stations

South Ruislip Station- Approx 0.1 miles
Ruislip Gardens- Approx 0.5 miles
Ruislip Manor- Approx 1.2 miles

Verified Information:

Council tax band: D
Council tax charge per year: £1,952
Local authority: London Borough of Hillingdon
Tenure: Leasehold
Lease: 116 Years remaining
Ground rent: £520 per year
Service charge: £152 per month
Energy Performance rating: A
Boiler service: Checked annually; the last service was in January 2025

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

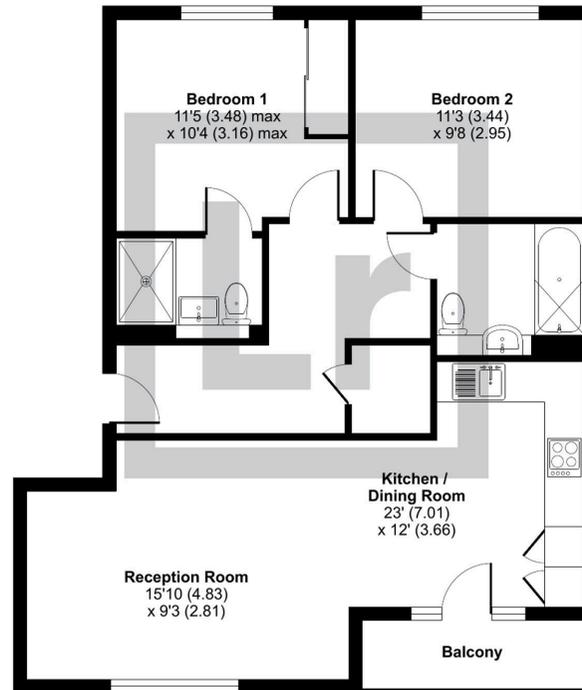




Arla Place, Ruislip, HA4

Approximate Area = 744 sq ft / 69.1 sq m

For identification only - Not to scale



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Lawrence Rand. REF: 1347081

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