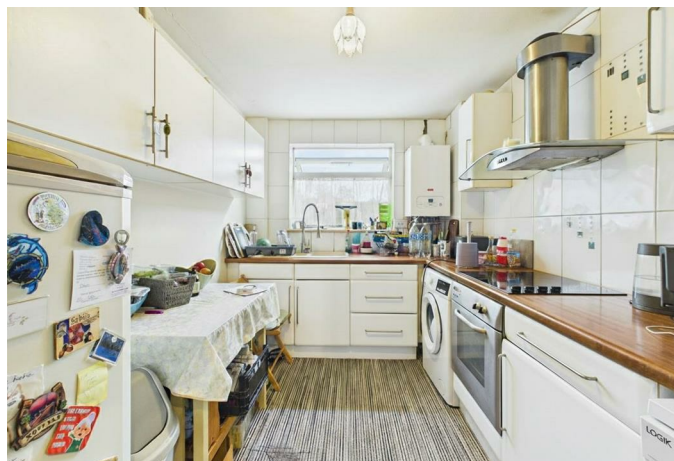




Glebe Avenue, Ruislip, HA4 6QZ

NO UPPER CHAIN. SHARE OF FREEHOLD. We are pleased to present to the market this bright and spacious two bedroom ground floor apartment which is situated in this convenient location. The property briefly comprises; living room, two double bedrooms and a bathroom suite. This apartment benefits from a long lease, share of freehold, own garage and well maintained communal garden. Perfectly positioned for convenience this property is just moments from the areas shopping and transport facilities (Central Line/Br Connection). Alternatively for the motorist the A40/M40/M25 are just a short drive away providing easy and direct access into Central London and the surrounding Home Counties. The property is also well situated for a variety of local highly regarded schools.



### ENTRANCE PORCH

Front aspect door, storage cupboard housing meters

### ENTRANCE HALL

Coved ceiling, radiator, dado rail

### BEDROOM ONE

Side aspect double glazed windows, built in wardrobes, radiator

### KITCHEN

Side aspect double glazed window, range of base and eye level units, induction hob with extractor hood, room for integrated appliances, part tiled walls, combi boiler

### BATHROOM

Side aspect double glazed frosted glass windows, panel enclosed bathtub with mixer taps and wall mounted shower

attachment, vanity unit incorporating wash hand basin, low level w/c, tiled flooring, tiled walls, heated towel rail

### DISTANCE TO STATIONS

South Ruislip - 0.5 miles -  
Central/Chiltern

### LIVING ROOM

Rear aspect double glazed windows, dado rail, coved ceiling, radiator, wooden flooring

### BEDROOM TWO

Rear aspect double glazed window, radiator, coved ceiling

### SHARE OF FREEHOLD

Share of Freehold - 997 Years remaining

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

### OUTGOINGS

Maintenance Charge - £175

### COUNCIL TAX

London Borough of Hillingdon -  
Band C - £1,656.80

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS

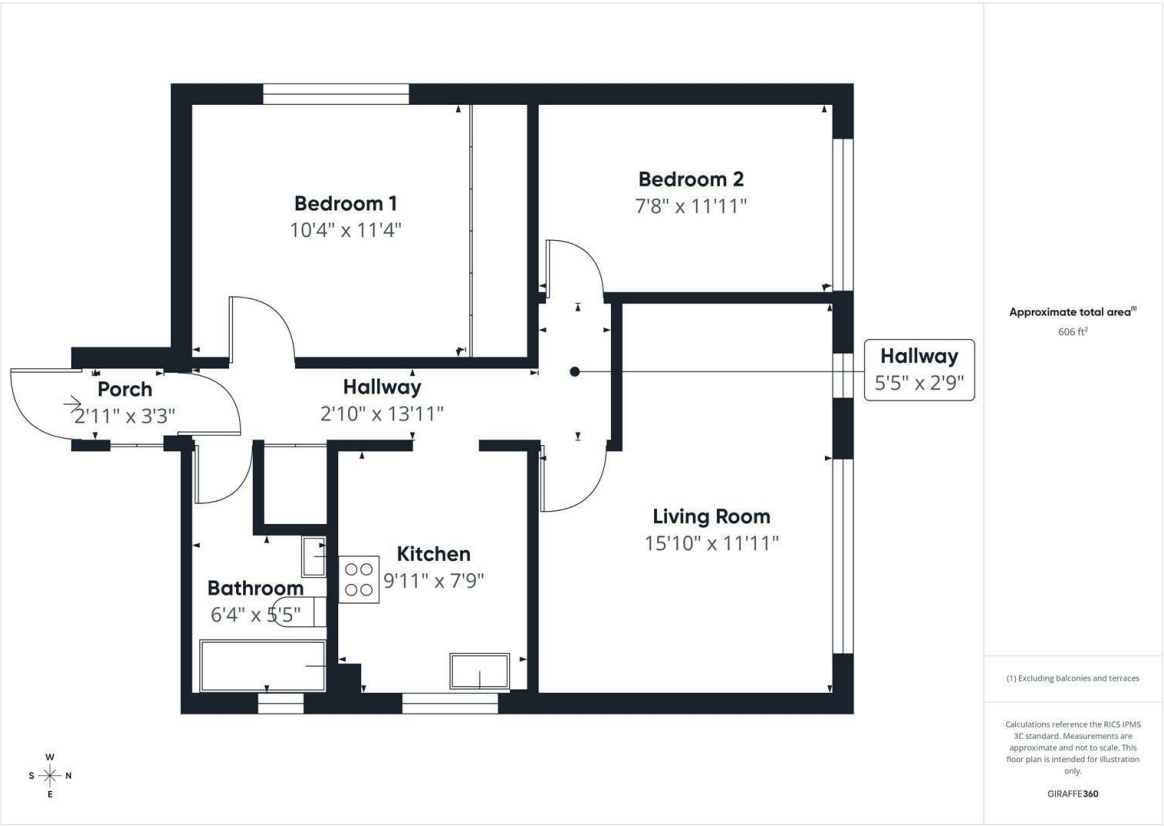


73 Victoria Road, Ruislip Manor, Middlesex, HA4 9BH

T: 01895 699077

[ruislipmanor@gibsonhoney.co.uk](mailto:ruislipmanor@gibsonhoney.co.uk)

[www.gibsonhoney.co.uk](http://www.gibsonhoney.co.uk)



| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 74      | 78                         |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. 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 as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.