



Corinthian Court, 1 Station Approach – HA4 8FA  
£345,000 | Leasehold



**LAWRENCE RAND**



## Key Features & Description

- Top-floor flat
- Excellent condition
- Lift to all floors
- Allocated parking space
- Close to Ruislip tube and amenities

A well-presented one-bedroom apartment set within the desirable Corinthian Court development. The property offers modern living in a convenient location close to excellent transport links.

The property comprises a bright and spacious open-plan reception room with a contemporary fitted kitchen, complete with integrated appliances and ample storage. The living room also has a south facing balcony allowing lots of natural light in. The living area benefits from plenty of natural light, creating an ideal space for both relaxing and entertaining.

The apartment further offers a well-proportioned double bedroom and a modern bathroom finished to a good standard.

All flats within this development are private owned with this property being located on its own little sector within the development

Additional benefits include secure entry, well-maintained communal areas with there being only a few flats within the building the development is very well maintained with everyone in there like a small community.

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## Nearest Station

Ruislip station - approx 0.01 miles

Ruislip Gardens Station - approx 0.3 miles

South Ruislip Station - approx 0.6 miles

Corinthian Court is situated just moments from Ruislip High Street where you have access to a variety of shops, restaurants and coffee bars to enjoy. For the commuter the Metropolitan and Piccadilly line station at Ruislip is just footsteps away and for the motorist the A40, M40, and M25 are easily accessible.

### Verified Material Information:

Council Tax band: D

EPC Energy Efficiency Rating: C

### Suppliers:

Electricity supply: Mains,

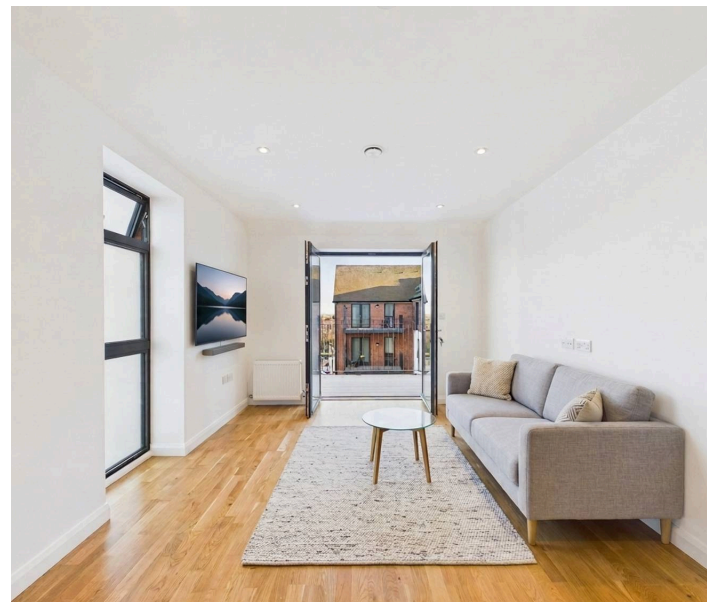
Water supply: Mains water, Sewerage: Mains

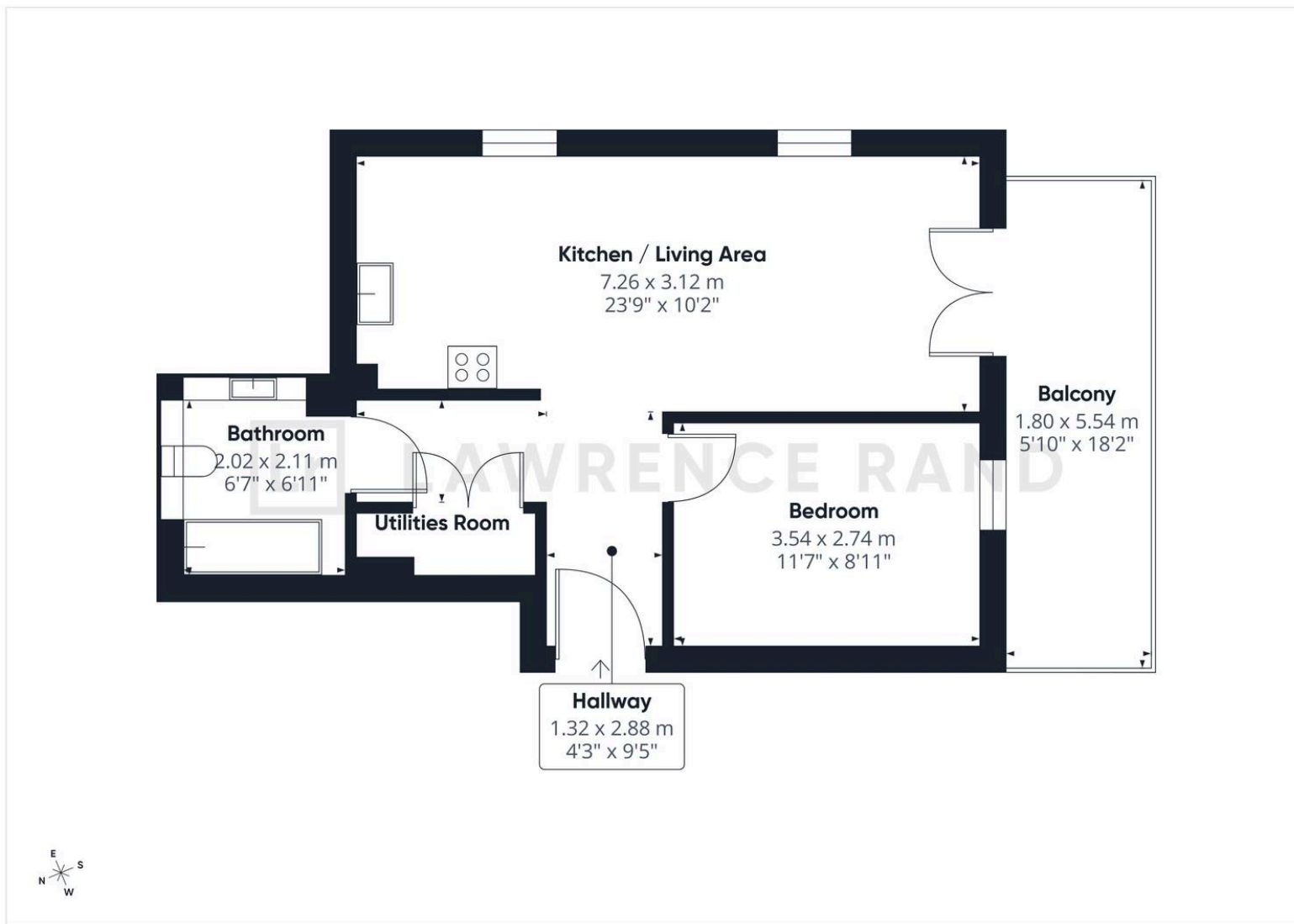
Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent





## Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

[sales@lawrence-rand.co.uk](mailto:sales@lawrence-rand.co.uk)

[www.lawrence-rand.co.uk/](http://www.lawrence-rand.co.uk/)

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