



Elmtree Court, Ruislip, HA48PA

Gibson Honey are pleased to present to the market this ground floor garden maisonette. This bright and spacious property which is set close to local amenities briefly comprises: Two bedrooms, good size living room, modern bathroom suite and fitted kitchen. The property benefits include: Double glazing, gas central heating, long lease and a rear garden.

This most sought after home is approximately 8 minutes walk away and equidistant of both Ruislip Manor & Eastcote's High streets which offer a good range of local shops, bus routes, restaurants, Parks and rail links (Metropolitan/Piccadilly). The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties. The property is also convenient for a number of local schools including Newnham, Bishop Ramsey, Warrender and Haydon.



ENTRANCE HALL

Radiator, doors to;

LIVING ROOM

Front aspect double glazed bay window, radiator, coved ceiling.

BEDROOM ONE

Rear aspect double glazed window, radiator, coved ceiling.

BEDROOM TWO

Front aspect double glazed window, radiator., storage cupboard.

BATHROOM

Rear aspect double glazed frosted window, fully tiled walls and flooring, panel enclosed bathtub with shower attachment, wash hand basin, low level w/c, radiator.

KITCHEN

Rear aspect door to utility space, a range of base and eye level units, part tiled walls, stainless steel sink and drainer, oven with four electric hob rings, extractor fan.

UTILITY ROOM

Rear aspect double glazed door to garden, tiled floor, wall mounted boiler, space for fridge/freezer.

GARDEN

TBC

LEASE

113 years remaining.

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

OUTGOINGS

Ground Rent: £35 per annum.

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

COUNCIL TAX

London Borough of Hillingdon-

Band C - £1,735.45

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

DISTANCE TO STATIONS

Ruislip Manor- 0.3 Miles -
Metropolitan/ Piccadilly
Eastcote- 0.5 Mile -
Metropolitan/Piccadilly

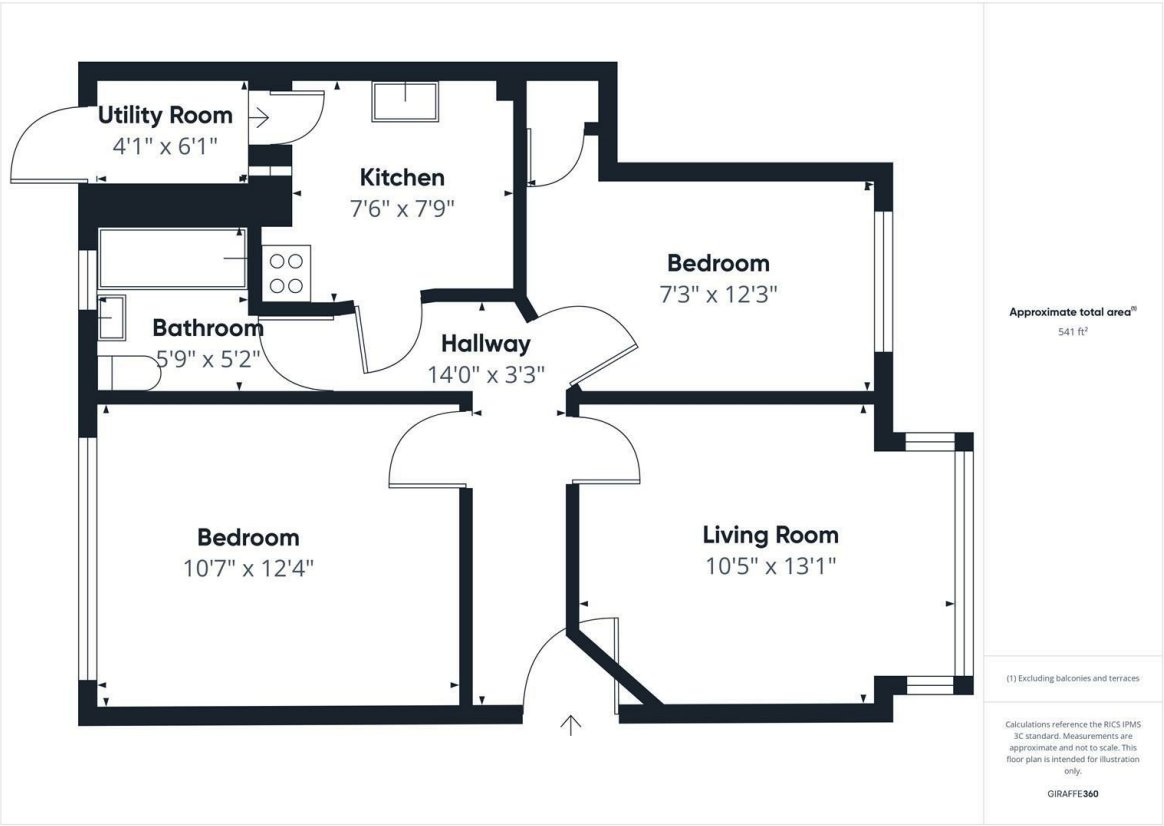


92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

sales@gibsonhoney.co.uk

www.gibsonhoney.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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.