



Vincent Court, 44 Station Approach – HA4 6RZ
£250,000 | Leasehold



Key Features & Description

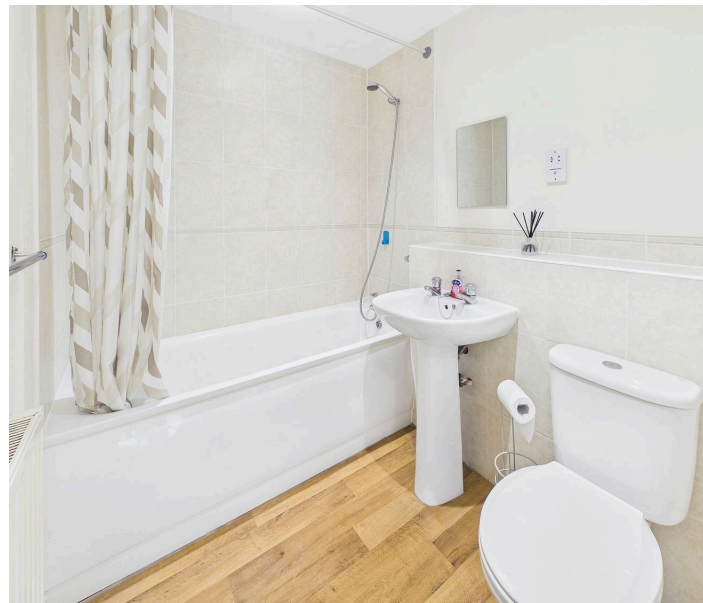
- One Bedroom Flat
- Allocated Parking
- Long Lease
- Close To South Ruislip Station
- No Chain
- First Floor
- Clean Condition Throughout
- Juliet balcony
- Close To Local Amenities

Situated within the desirable Vincent Court development in South Ruislip, this well-presented one-bedroom first floor flat offers comfortable accommodation in clean condition throughout. The property benefits from a long lease, allocated parking and a Juliet balcony.

The accommodation comprises a welcoming entrance hallway, a well-proportioned reception room with access to the Juliet balcony, a fitted kitchen, a spacious double bedroom, and a bathroom.

Further benefits include the property being offered for sale with no upper chain, making it an attractive opportunity for first-time buyers, investors or those looking to downsize.

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Nearest Stations

South Ruislip Station – approx 0.1 miles
Ruislip Gardens Station – approx 0.5 miles

Verified Material Information:

Council Tax band: C

EPC Energy Efficiency Rating: B

Lease Years Remaining 103.

Service Charge £1662.38 Pa

Ground Rent £175 Pa

Suppliers:

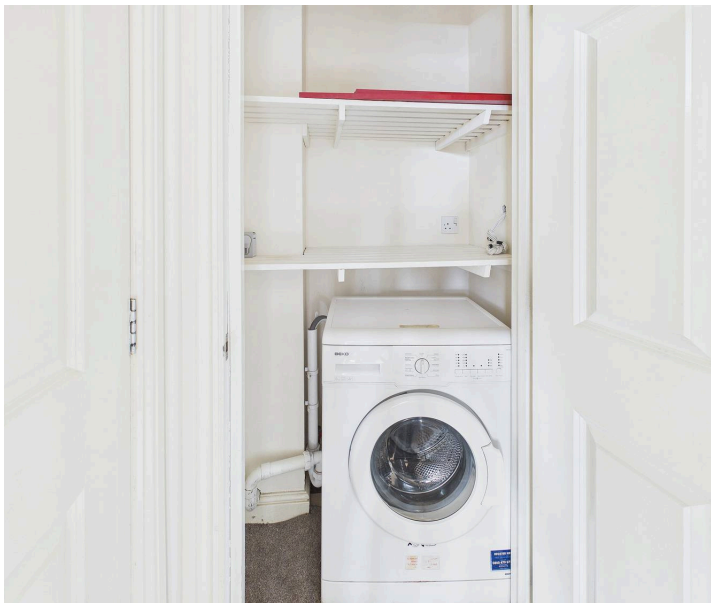
Electricity supply: Mains, Water supply: Mains
water, Sewerage: Mains

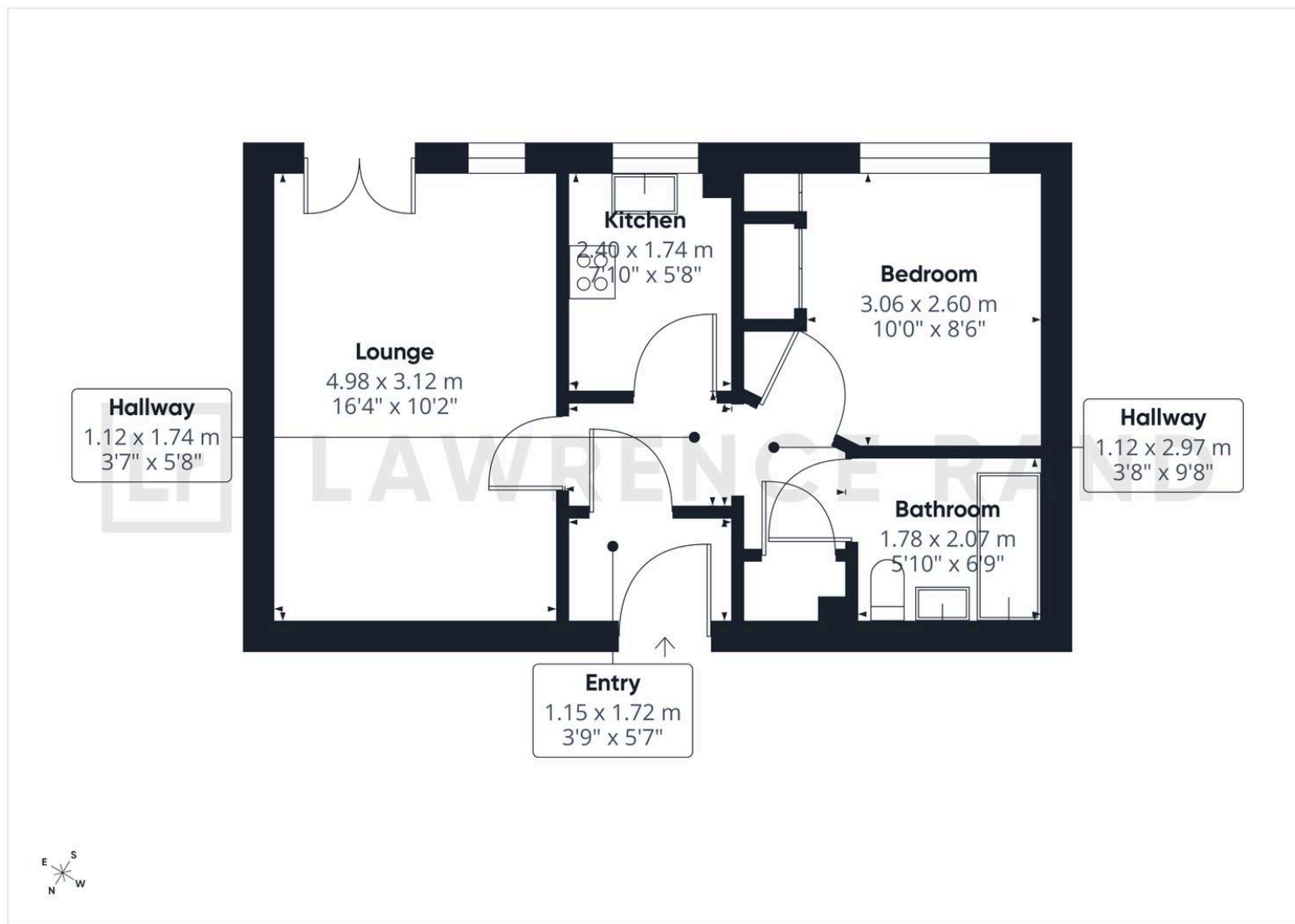
Heating: Gas central heating

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

www.lawrence-rand.co.uk/

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