



Crown Apartments, Ruislip, HA4 8QH



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NO UPPER CHAIN. This stunning TWO DOUBLE bedroom luxury apartment is presented in excellent order and to an extremely high specification with quality fittings throughout. Constructed circa 2009 by Q developments and located a stone's throw from local shops, trendy eateries, bus routes and rail links (Metropolitan/Piccadilly) this most sought after property briefly comprises: Welcoming entrance hall with engineered wooden flooring, spacious open plan living/dining area with contemporary Italian fitted kitchen, modern bathroom suite and two generous double bedrooms. The property benefits include: Double glazing, electric heating, en suite bathroom to master bedroom, floor to ceiling doors from the lounge which open up onto a private balcony with views over the large landscaped roof terrace, fitted wardrobes to both bedrooms, security entrance system, fresh air heat exchange system, covered allocated parking for one vehicle, visitor parking, communal lift & locked bike sheds. Crown Apartments is situated literally footsteps away from Ruislip Manor shops and Metropolitan/Piccadilly line station with Ruislip High Street's more varied shopping facilities a short stroll away to include Waitrose Supermarket and Tesco Express. The A40/M25/M40 are within striking distance offering swift and easy access to London and the Home Counties.



ENTRANCE HALL

Entrance door, engineered wooden flooring, storage cupboard, storage heater, security entrance com, doors to:

LIVING/KITCHEN AREA

Rear aspect double glazed sliding door to balcony, engineered wooden flooring, storage heater, downlighting, a range of base and eye level units, one and a half sink with drainer, fitted oven

with four electric hob rings and extractor hood, integrated dishwasher and fridge freezer.

BEDROOM ONE

Rear aspect double glazed window, downlighting, storage heater, fitted wardrobes, door to:

ENSUITE

Tiled flooring, tiled walls, panel enclosed bath with shower

attachment and mixer taps, wall mounted wash hand basin, low level wc, downlighting, heated towel rail.

BEDROOM TWO

Rear aspect double glazed window, storage heater, downlighting.

BATHROOM

Tiled flooring, part tiled walls, panel enclosed bath with shower attachment and mixer taps, wall mounted wash hand basin, low level wc, downlighting, heated towel rail.

PARKING

One allocated parking space.

LEASE

109 years remaining.

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

OUTGOINGS

Ground rent is £250 per annum
Service charge is £781 per quarter

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,386.24

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DISTANCE TO STATIONS

Ruislip Manor (0.1 Miles) - Metropolitan/Piccadilly
Ruislip (0.5 Miles) - Metropolitan/Piccadilly
Eastcote (0.6 Miles) - Metropolitan/Piccadilly



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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