

# Pembroke Road

Ruislip • • HA4 8BT  
Asking Price: £285,000



coopers  
est 1986

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Ready made for relaxed easy living and superbly convenient, this spacious ground floor one bedroom executive apartment has been stylishly designed and immaculately presented throughout boasting luxury finishes and a fresh, crisp neutral decor which benefits from allocated parking. The apartment is a short walk to Ruislip station and High Street.

ONE BEDROOM

GROUND FLOOR

APARTMENT

OPEN PLAN LIVING ROOM & KITCHEN

MODERN CONDITION THROUGHOUT

NO CHAIN

ALLOCATED PARKING

WALKING DISTANCE TO RUISLIP STATION

IDEAL FOR FTB OR INVESTORS

512 SQ.FT

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





GROUND FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 512 sq.ft. (47.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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126-128 High Street, Ruislip,  
 Middlesex, HA4 8LL  
 ruislipsales@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
95-100	A		
85-94	B		
75-84	C		
65-74	D		
55-64	E		
45-54	F		
35-44	G		
Not energy efficient - higher running costs			
England & Wales			
EPC Directive 2002/91/EC			

Important Notice: 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 has the authority to make or give any representation or warranty in respect of the property.