

Hume Way

Ruislip • Middlesex • HA4 8AT
Offers In The Region Of: £385,000



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Positioned in an exceptionally sought-after location, this stunning two-bedroom apartment in Royal Court offers a perfect blend of modern style and effortless living. Offered entirely chain-free, the property is presented in immaculate condition throughout, making it an ideal choice for first-time buyers, professionals, or those looking to downsize without compromising on quality. Every inch of this home has been thoughtfully maintained, featuring a sleek, newly installed kitchen equipped with contemporary fixtures and ample preparation space, alongside a beautifully designed modern bathroom that serves as a private oasis. The generous layout flows naturally from the bright living spaces into two well-proportioned bedrooms, each filled with natural light. Situated in a highly desirable neighborhood with excellent local amenities and transport links just moments away, this turnkey property represents a rare opportunity to secure a premium home with a completely hassle-free purchasing process.

TWO BEDROOM

TWO BATHROOM

MODERN

NEW KITCHEN AND BATHROOM

CHAIN FREE

RECEPTION ROOM

VIEWS OVER COMMUNAL GARDENS

IDEAL FOR FIRST TIME BUYERS

PARKING

728 SQ FT

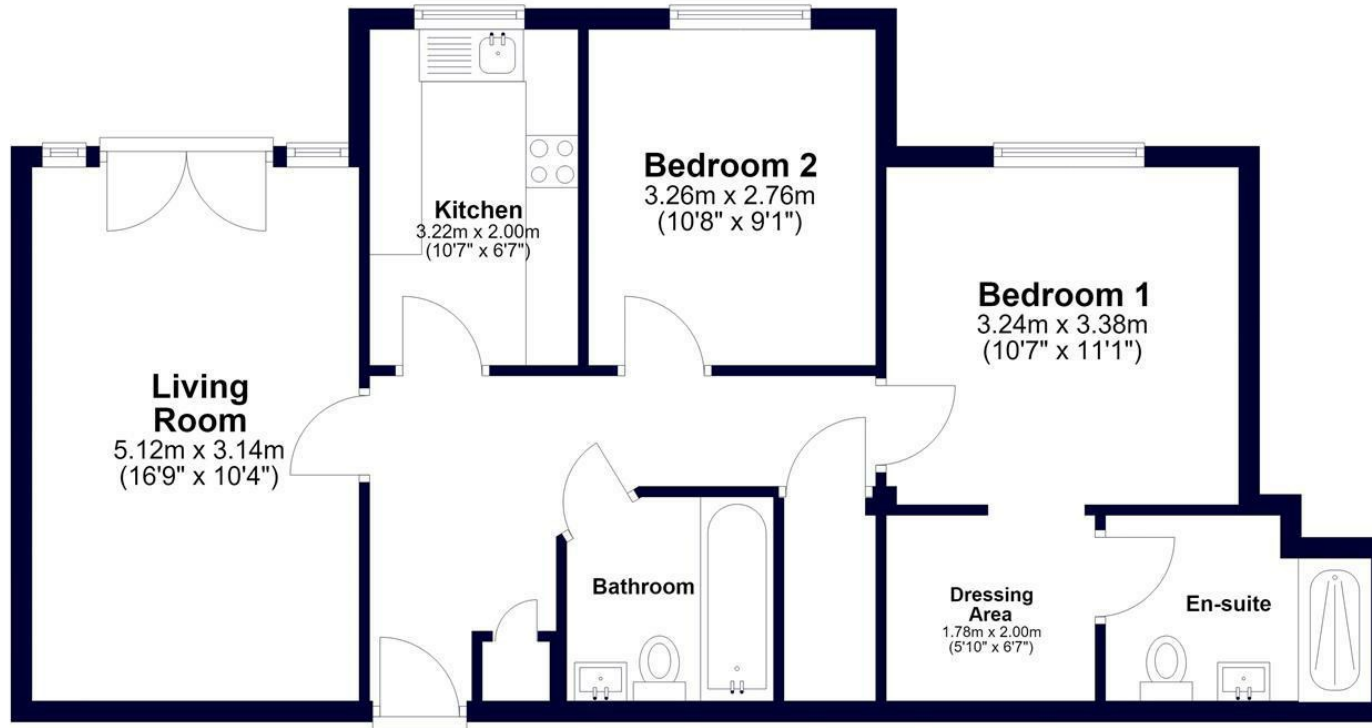
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First Floor

Approx. 67.7 sq. metres (728.3 sq. feet)



Total area: approx. 67.7 sq. metres (728.3 sq. feet)

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Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Energy Efficiency Rating		Current	Desired
How energy efficient? - lower savings costs			
Very energy efficient (A)	100-125		
Energy efficient (B)	80-100		
Decent (C)	65-80		
Below average (D)	50-65		
Average (E)	35-50		
Below average (F)	20-35		
Not energy efficient (G)	1-20		
Not energy efficient - higher savings 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.