



**Keegan White**  
ESTATE AGENTS

2 Ruskin Court | £235,000



## Features

- No Onward Chain
- Gas Central Heating
- Newly Built in 2016
- 114 Year Leasehold
- Bathroom & Ensuite
- Private Patio Terrace

A communal front garden opens into the main lobby and this apartment is located to the ground floor. The private front door opens into the apartment's hallway that gives access to all rooms. The open plan kitchen living room has dual aspect making it feel bright and inviting, and has patio doors that lead onto a patio terrace to the rear. The kitchen fittings are modern with a good range of storage units above and below the worktop, with a gas hob, oven, extractor fan, and fridge freezer built in. The

bedrooms are both doubles with large windows, with the main bedroom having the added benefit of an ensuite shower room. The contemporary family bathroom is located central to the apartment and has a panel bath, shower, shower screen, handbasin, WC, and a heated chrome towel rail. Opposite this are two storage cupboards, one of which houses the gas boiler and has plumbing for a washing machine. Externally, there is allocated car parking for one car, and well maintained communal gardens.



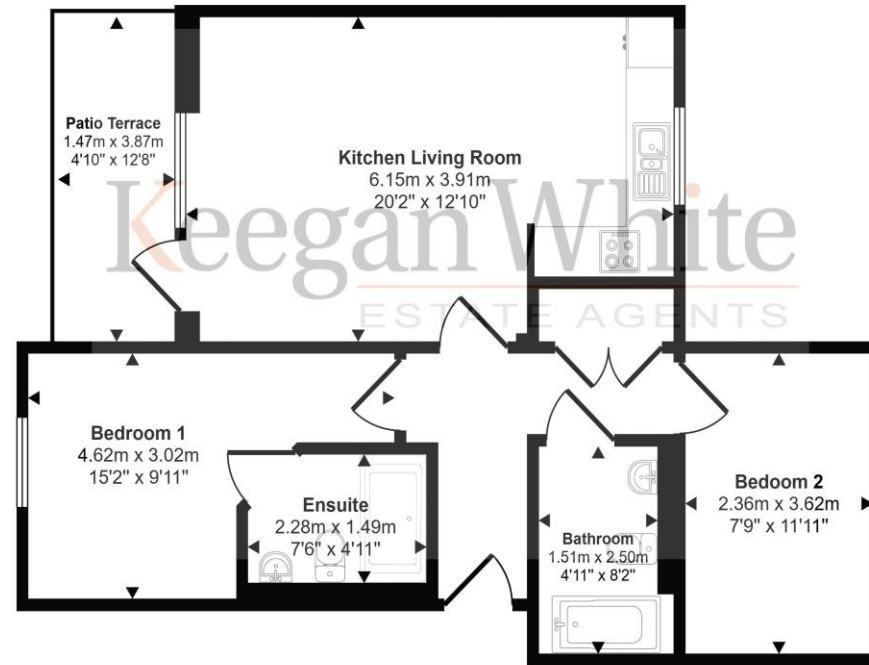
Located on Oakridge Road, the apartment has car parking to the rear and is within walking distance of the town centre that has a variety of retail, leisure, hospitality and entertainment venues, along with the railway station that provides access to London Marylebone in under half an hour. Junction 4 of the M40 motorway is within a mile and a half which is ideal for commuters.

Additional information to be verified by solicitor:  
Council Tax Band: C  
Energy Performance Rating: EPC B (82)  
Lease length: 114  
Service Charge : £1,957 per annum  
Ground Rent: £390 per annum





Approx Gross Internal Area  
60 sq m / 643 sq ft



### Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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