



Rotary House, Breakspear Road, Ruislip, HA4 7ST
£260,000



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £260,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

NO UPPER CHAIN. We are pleased to present to the market this well presented one bedroom ground floor apartment situated in a highly convenient location. This property briefly comprises; one double bedroom, modern bathroom suite and an open-planned living/dining room with fitted kitchen. The property benefits from parking and under floor heating. This property is set in the heart of North Ruislip approximately three quarters of a mile from Ruislip's extensive amenities which offers a good range of local shops, bus routes, restaurants & rail links (Met & Piccadilly - Ruislip) (Central Line & overground - West Ruislip). Schools in the local vicinity include WhiteHeath School, B.W.I., Bishop Ramsey, Haydon, Warrender and the property is also within easy reach of Kings College playing fields, Pinn Fields, Park woods & St Martins Church.



ENTRANCE HALL

Down lighting, laminate effect flooring, doors to :

BEDROOM

Down lighting, laminate effect flooring, front aspect double glazed window, walk in wardrobe.

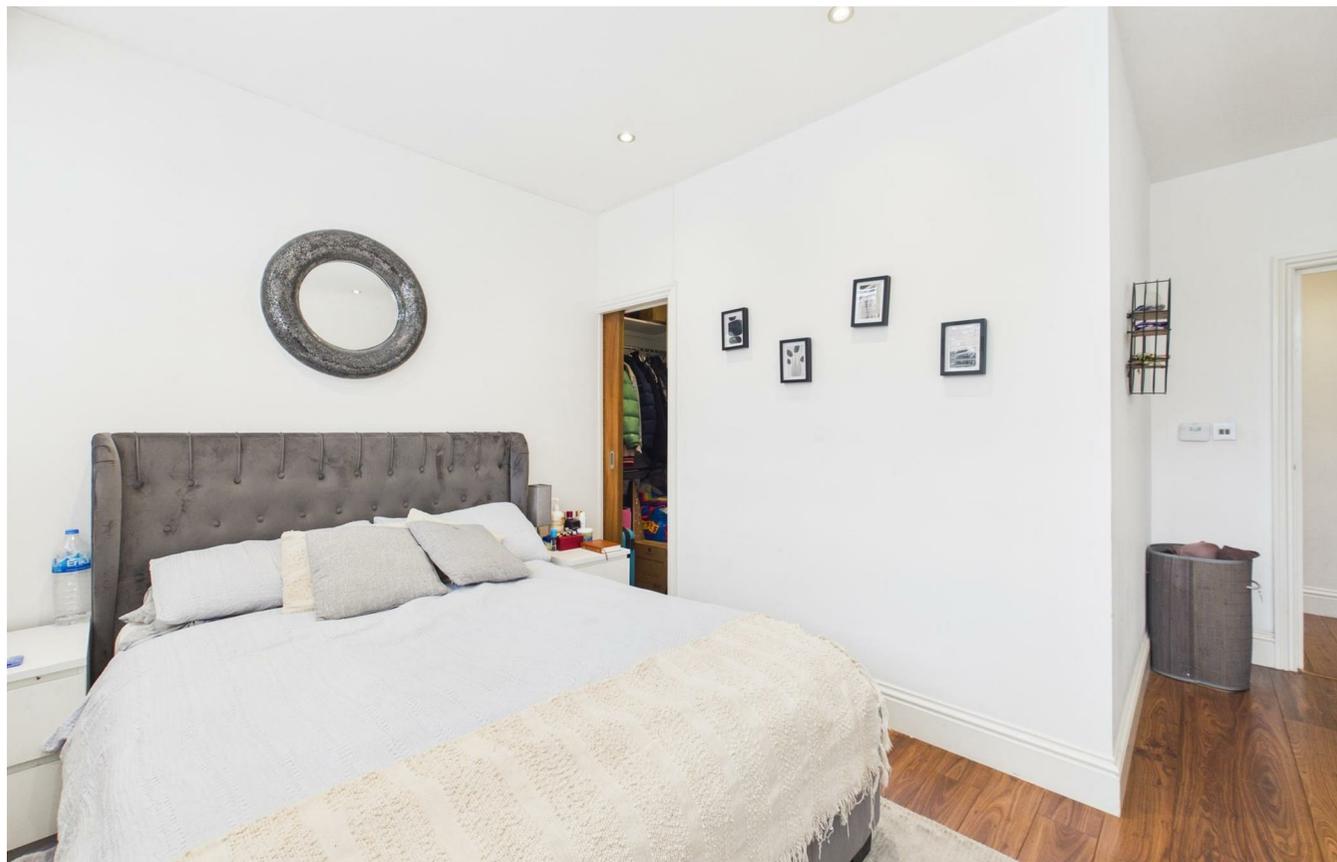
LIVINGROOM/ KITCHEN AREA

Front aspect double glazed window, down lighting, four gas ring

hob with extractor hood, inset sink , laminate effect flooring, part tiled walls, integrated appliances including fridge freezer, oven and dishwasher.

BATHROOM

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



LEASE

117 years remaining.

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

OUTGOINGS

Service Charge - £90 per calendar month (£1,080 per annum)

Ground Rent - £500 per annum

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COUNCIL TAX

London Borough of Hillingdon - Band C - £1299.56

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DISTANCE TO STATIONS

West Ruislip (approx 1.1 Miles) - Central/Chiltern Railways
Ruislip (approx 1.2 Miles) - Metropolitan/Piccadilly

92 High Street, Ruislip, Middlesex, HA4 8LS

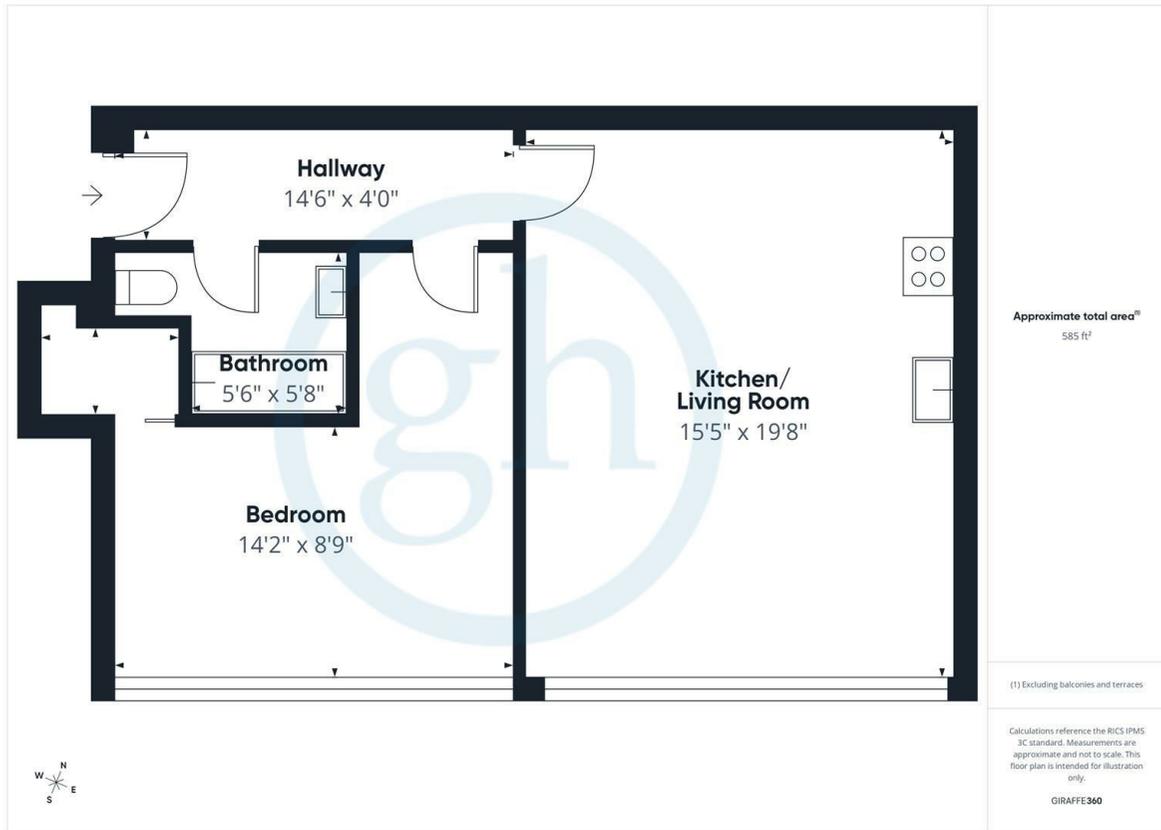
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



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