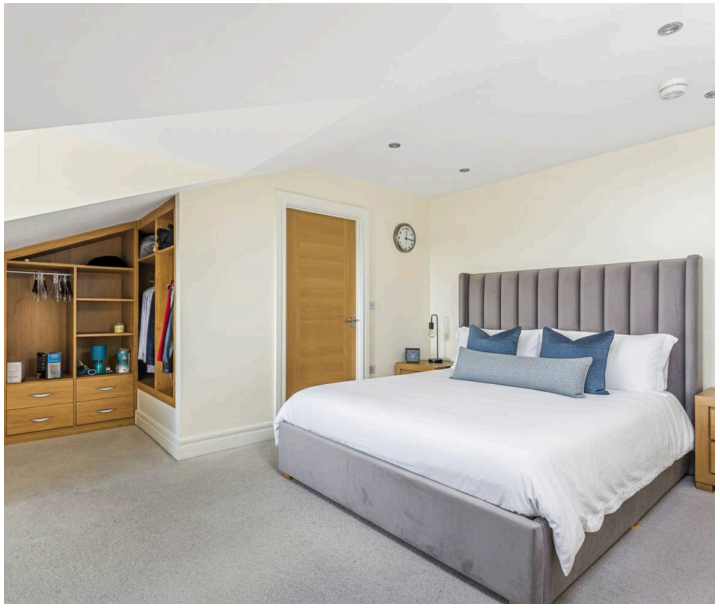
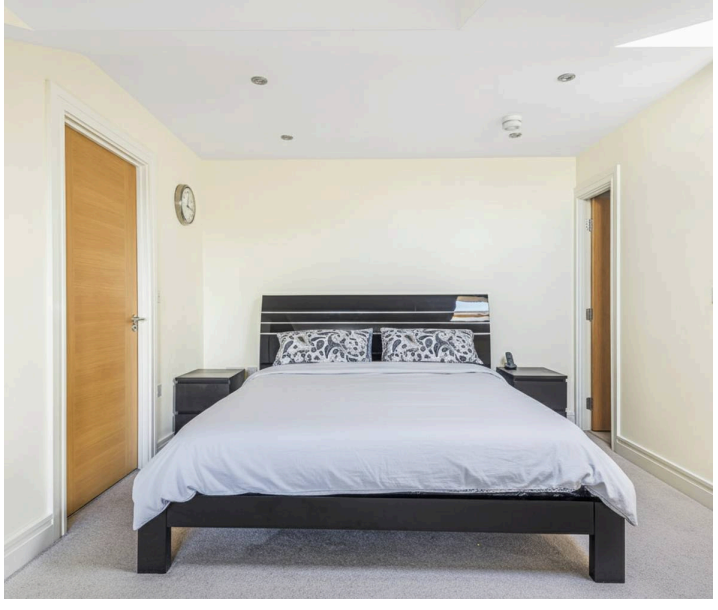
Elliott Court, Elliott Avenue, HA4 9UA

In Excess of **£400,000 | Leasehold**

LAWRENCE RAND

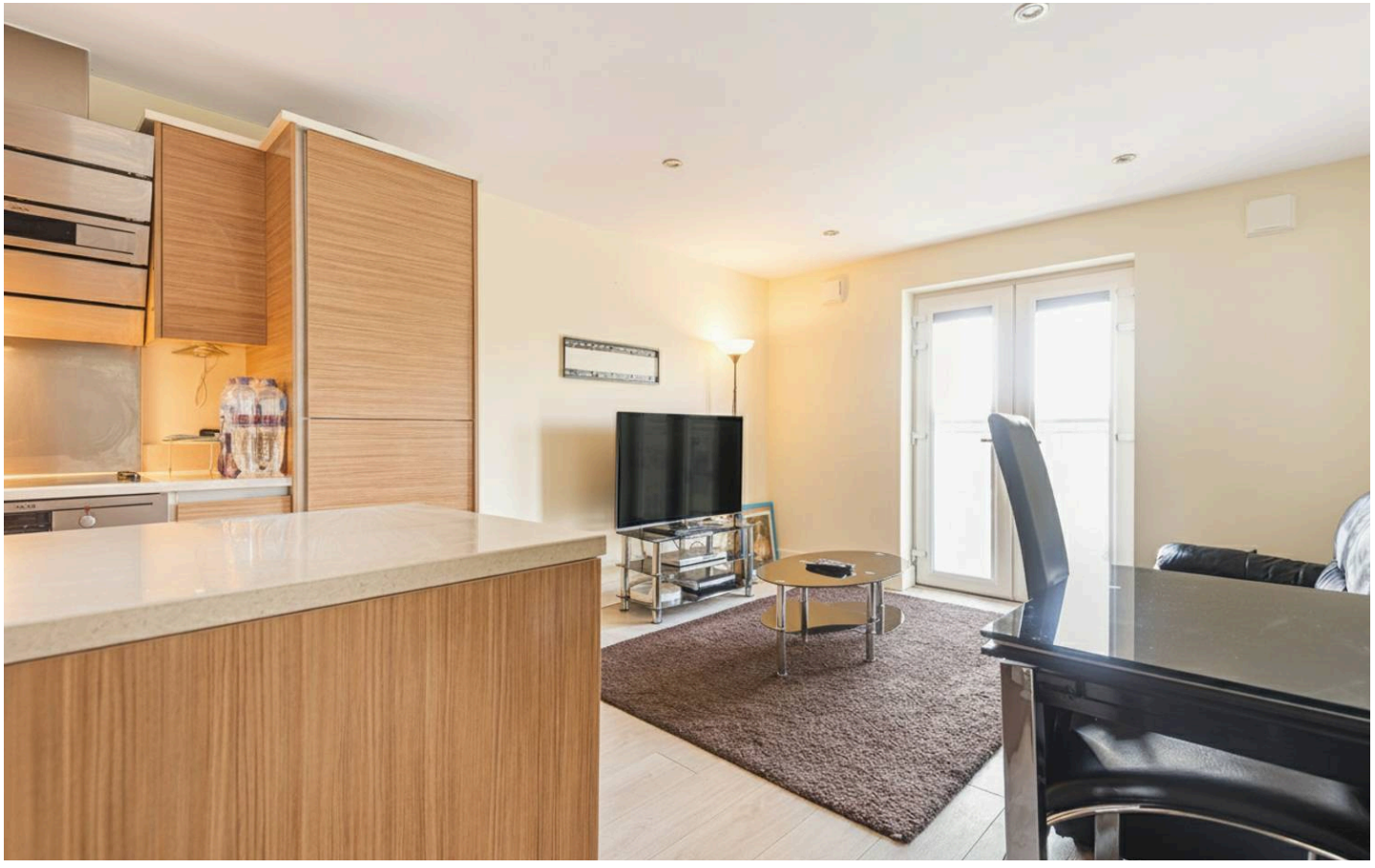




Key Features & Descriptions:

- Spacious split level apartment of approx. 925 sq ft
- Contemporary open plan kitchen/reception room
- Two modern bathrooms including en suite to principal bedroom
- Principal bedroom with fitted storage and dressing area
- Secure video entry system and well kept communal areas
- Allocated parking, visitor spaces behind secure gates and street parking
- Beautifully maintained communal gardens with seating areas
- Lift access within the development
- Peaceful and sought-after modern development

Two bedroom, two bathroom split level apartment offers stylish living. The property features a bright and airy layout with contemporary interiors throughout. The communal entrance benefits from a secure video entry phone system, leading into a welcoming hallway with ample storage. The open plan kitchen/reception room enjoys an abundance of natural light, featuring double doors opening to a Juliette balcony. The modern fitted kitchen is well equipped with a range of sleek base and eye level units and integrated appliances, creating an ideal space for both everyday living and entertaining. The second bedroom is located on the entrance floor alongside the family bathroom, while the top floor hosts an impressive principal suite with built-in wardrobes, dressing area and private en suite shower room. Externally, residents enjoy well maintained communal gardens with seating areas, as well as allocated and visitor parking located behind secure gates. **Presented with care by Lawrence Rand - helping you find the place you'll love to call home.**



Nearest Station

Ruislip Manor station - approx **0.5 miles**
Eastcote station -approx **0.9 miles**
South Ruislip – approx **0.9 miles**

Location:

Elliott Court offers a peaceful, community setting within easy reach of Ruislip Manor and Eastcote's array of shops, cafés, and transport links via the Metropolitan and Piccadilly lines.

Verified Material Information:

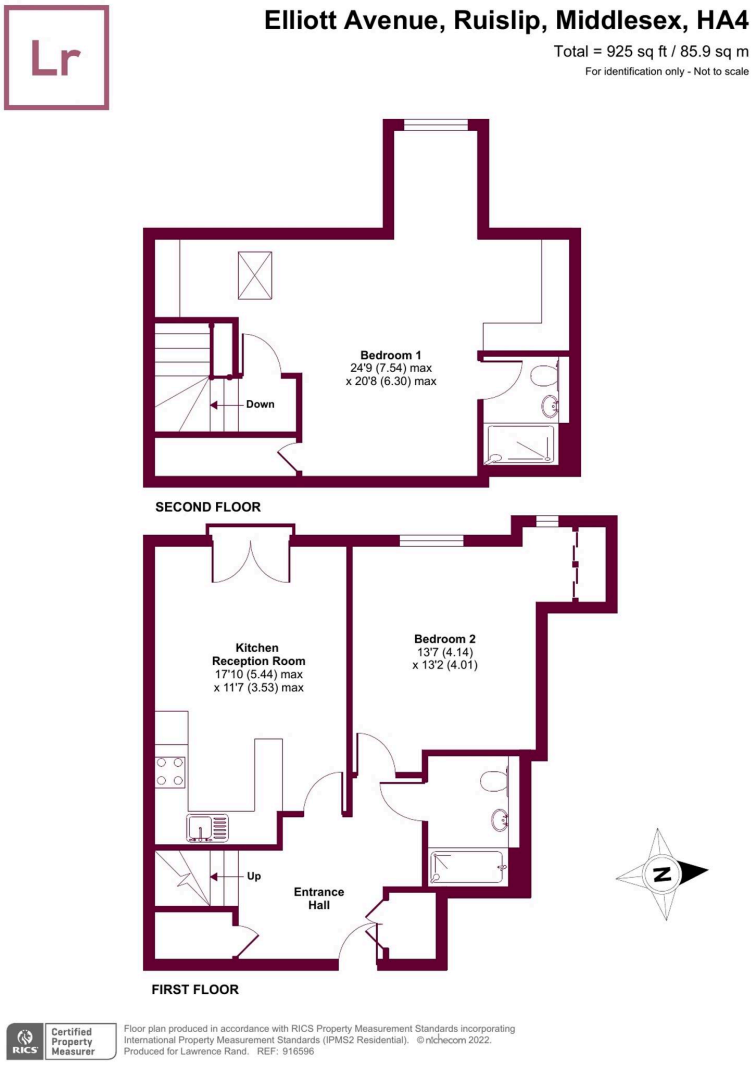
Energy Performance rating: C
Council tax band: D
Local Authority: London Borough of Hillingdon
Length of lease: 110 years
Service charge yearly: £1390 Per year
Ground rent: £250 per year

Suppliers:

Electricity supply: Mains, Water supply: Mains water, Sewerage: Mains
Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent



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