

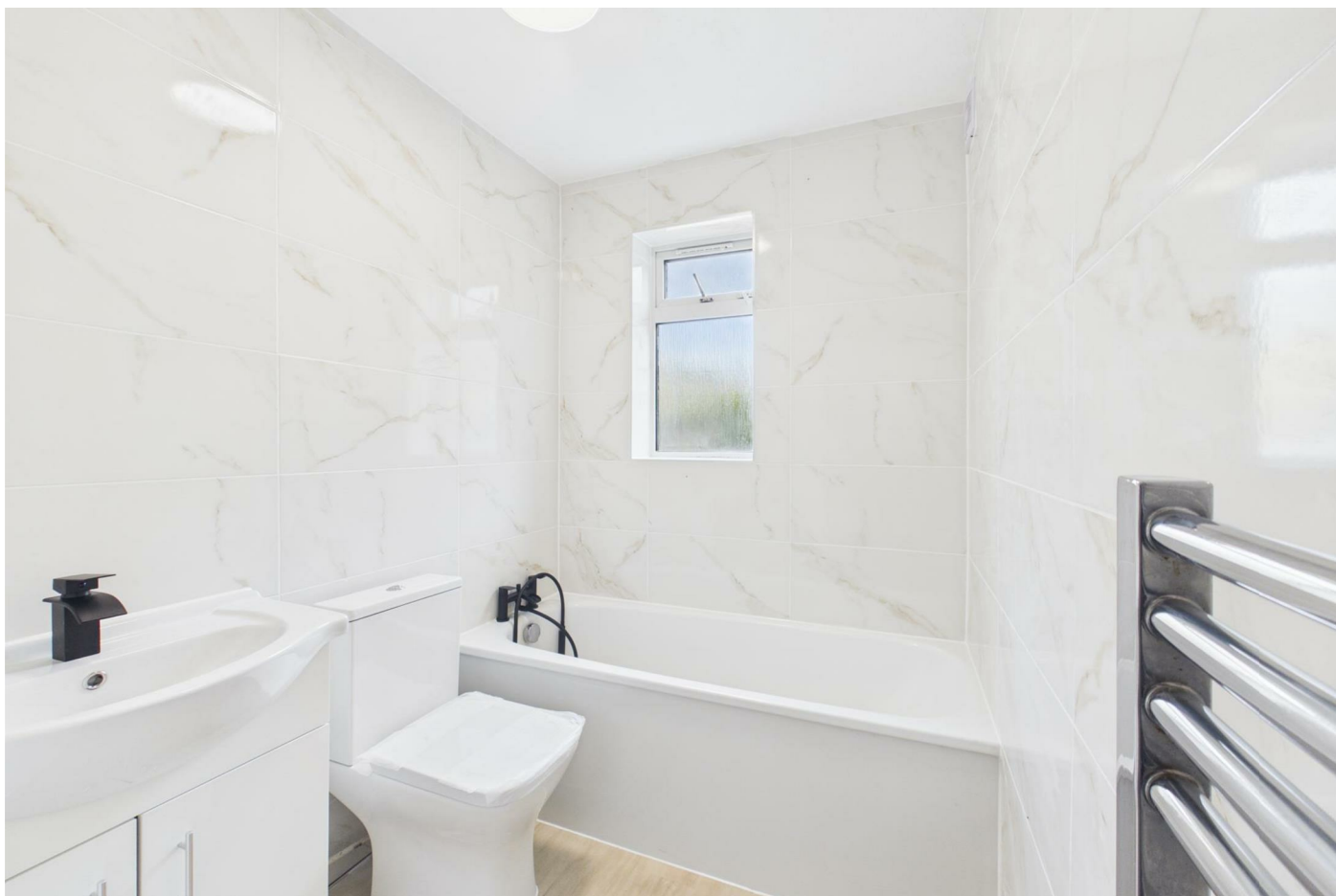


Glebe Avenue, Ruislip, HA4 6QZ
£325,000



NO UPPER CHAIN. SHARE OF FREEHOLD. We are pleased to present to the market this RECENTLY Renovated, bright and spacious two bedroom ground floor apartment which is situated in this convenient location. The property briefly comprises; living room, two double bedrooms, new flooring, and a brand new bathroom suite. This apartment benefits from a long lease, share of freehold, own garage and well maintained communal garden.

Perfectly positioned for convenience this property is just moments from the areas shopping and transport facilities (Central Line/Br Connection). Alternatively for the motorist the A40/M40/M25 are just a short drive away providing easy and direct access into Central London and the surrounding Home Counties. The property is also well situated for a variety of local highly regarded schools.



ENTRANCE PORCH

Front aspect door, storage cupboard housing meters

ENTRANCE HALL

Coved ceiling, radiator, dado rail

BEDROOM ONE

Side aspect double glazed windows, built in wardrobes, radiator

KITCHEN

Side aspect double glazed window, range of base and eye level units, induction hob with extractor hood, room for integrated appliances, part tiled walls, combi boiler

BATHROOM

Side aspect double glazed frosted glass windows, panel enclosed bathtub with mixer taps and wall mounted shower

attachment, vanity unit

incorporating wash hand basin, low level w/c, tiled flooring, tiled walls, heated towel rail

DISTANCE TO STATIONS

South Ruislip - 0.5 miles -
Central/Chiltern

LIVING ROOM

Rear aspect double glazed windows, dado rail, coved ceiling, radiator, wooden flooring

BEDROOM TWO

Rear aspect double glazed window, radiator, coved ceiling

SHARE OF FREEHOLD

Share of Freehold - 997 Years remaining

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

OUTGOINGS

Maintenance Charge - £175pm
No Ground Rent.

COUNCIL TAX

London Borough of Hillingdon -
Band C - £1,818.19

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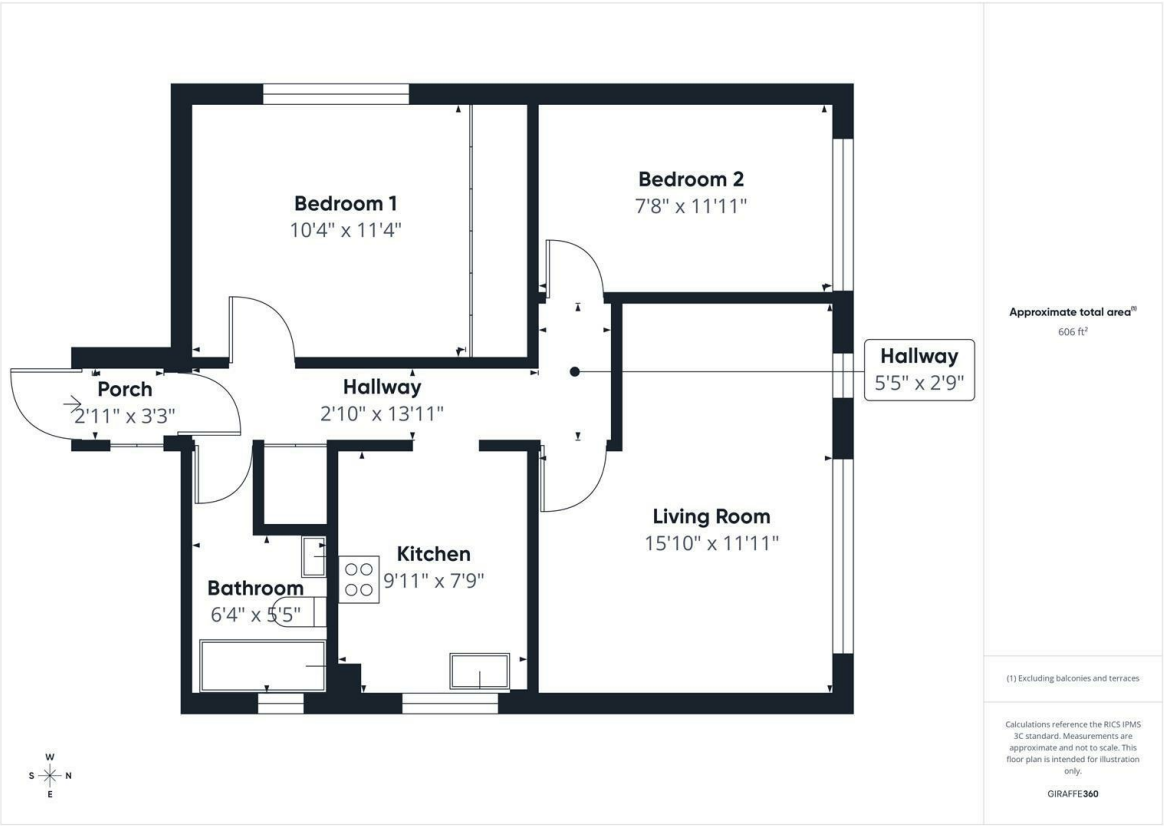


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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