Berkeley Close, Ruislip, HA4 6LE

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NO UPPER CHAIN. A good size ground floor maisonette with OFF STREET PARKING & ITS OWN SIZEABLE GARDEN situated in this most convenient location on Berkeley Close. This property which is desirable for both first time buyers and investors alike and briefly comprises: Two good size bedrooms, spacious living room, kitchen and bathroom suite. The property benefits include: Double glazing, gas central heating, own rear garden & 103 year lease. This most desirable property is situated just moments from Ruislip & Ruislip Manor's shopping and transport facilities (Metropolitan/Piccadilly lines). Ruislip Gardens station (Central line) is also within walking distance. The A40/M40 is just a short drive away providing swift and easy access into Central London and the Home Counties. The property is also within the catchment area of several highly regarded primary and secondary schools.

ENTRANCE HALL
Side aspect frosted glass front door, laminate effect flooring, radiator, picture rail, doors to:

LIVING ROOM
Front aspect double glazed bay window, picture rail, radiator

KITCHEN
Rear aspect double glazed window, downlighting, four ring gas hob with extractor hood, range of base and eye level units, room for appliances, part tiled walls, tiled flooring, stainless steel sink

BATHROOM
Side aspect double glazed frosted glass window, tiled walls, tiled floor, pedestal wash hand basin, panel enclosed bath with mixer taps and wall mounted shower attachment, low level w/c, radiator

BEDROOM ONE
Rear aspect double glazed sun trap bay window, radiator, picture rail

BEDROOM TWO
Front aspect double glazed sun trap style window, radiator, picture rail

GARDEN
Mainly laid to lawn, decking area for garden furniture, panel enclosed fence

LEASE
103 Years remaining

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

OUTGOINGS
Ground rent - £100pa

COUNCIL TAX
London Borough of Hillingdon - Band C - £1,656.80

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DISTANCE TO STATIONS
Ruislip Gardens (0.3 Miles) - Central line
Ruislip (0.6 Miles) - Metropolitan/Piccadilly lines
Ruislip Manor (0.6 Miles) - Metropolitan/Piccadilly lines

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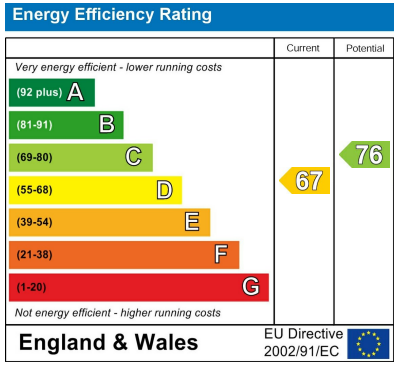

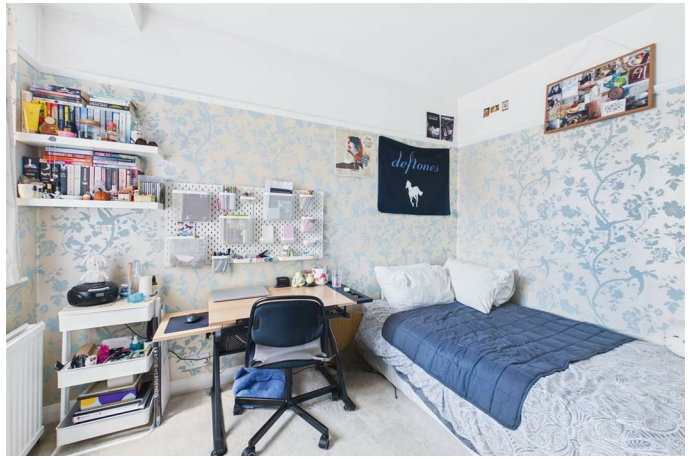

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