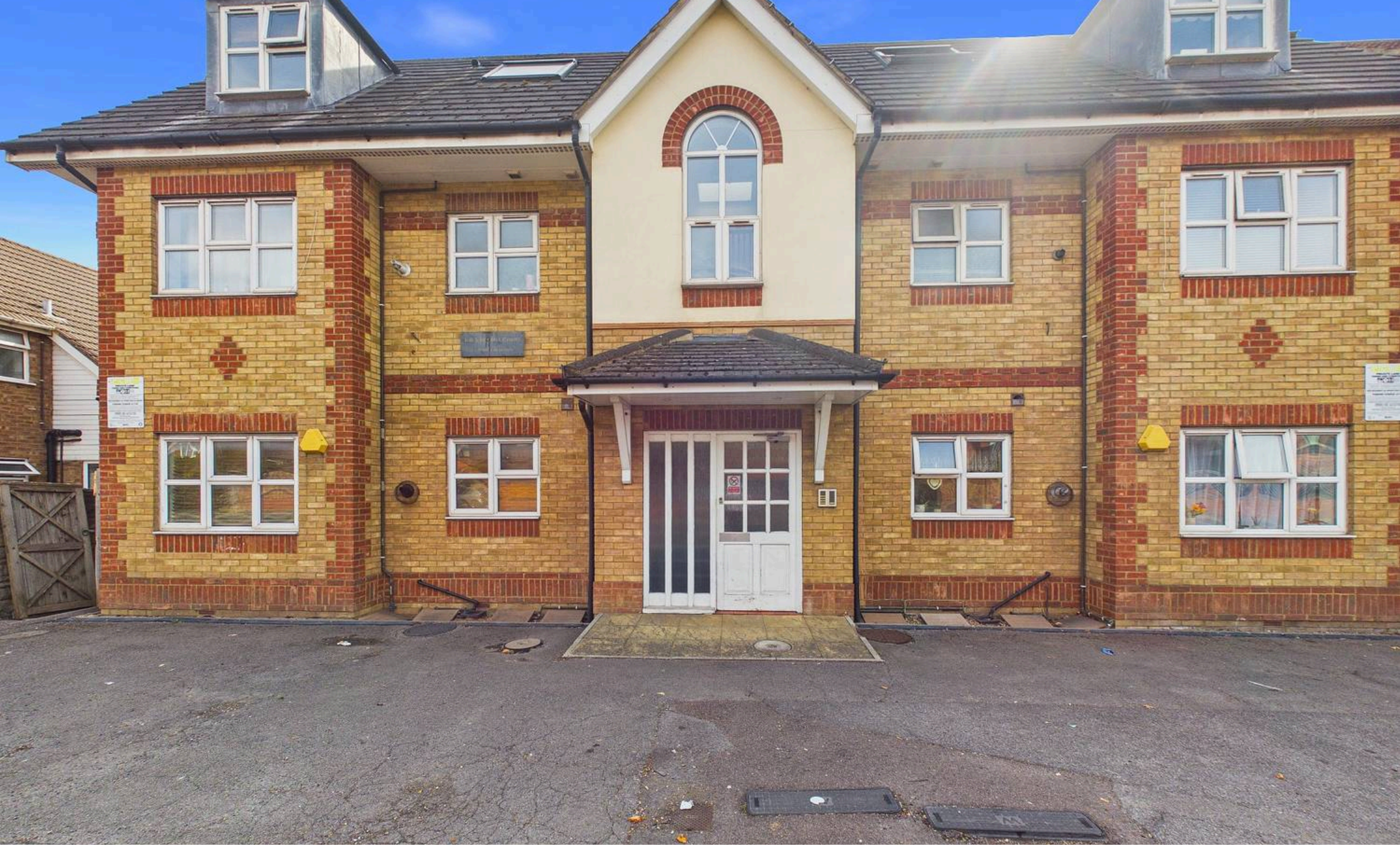


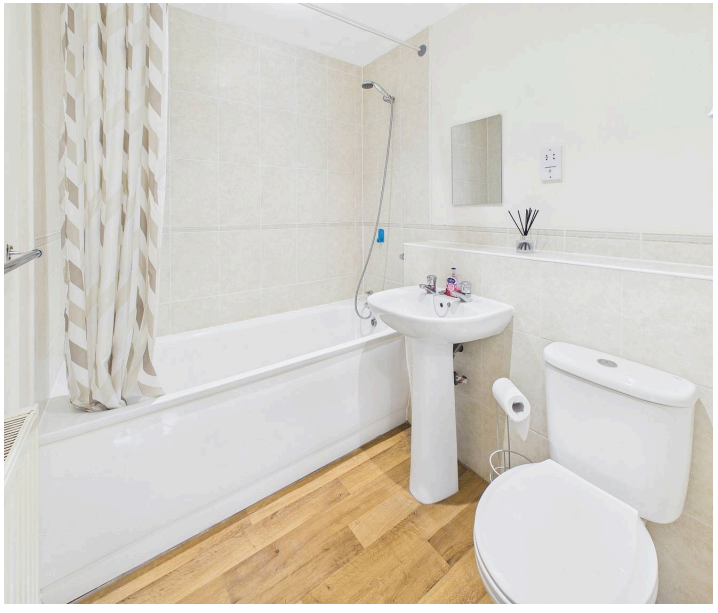
Vincent Court, 44 Station Approach - HA4 6RZ

Guide Price **£235,000 | Leasehold**

LAWRENCE RAND







Key Features & Description

- One Bedroom Flat
- Allocated Parking
- Long Lease
- Close To South Ruislip Station
- No Chain
- First Floor
- Clean Condition Throughout
- Juliet balcony
- Close To Local Amenities

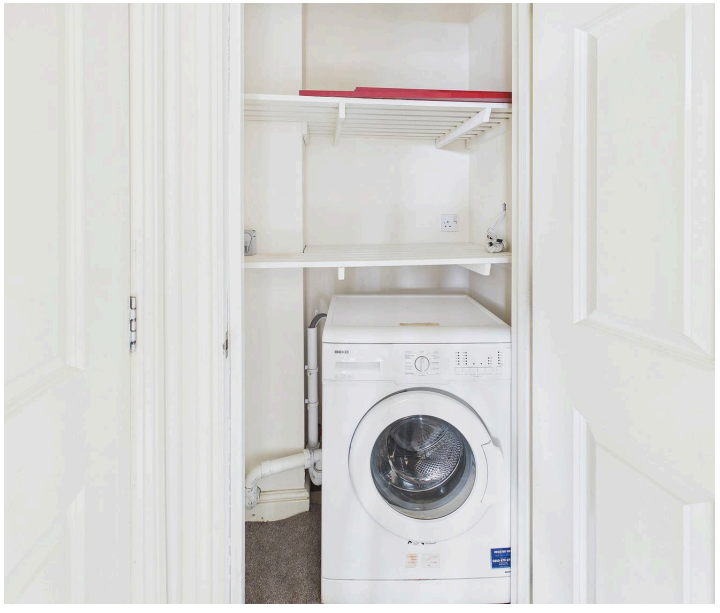
Situated within the desirable Vincent Court development in South Ruislip, this well-presented one-bedroom first floor flat offers comfortable accommodation in clean condition throughout. The property benefits from a long lease, allocated parking and a Juliet balcony.

The accommodation comprises a welcoming entrance hallway, a well-proportioned reception room with access to the Juliet balcony, a fitted kitchen, a spacious double bedroom, and a bathroom.

Further benefits include the property being offered for sale with no upper chain, making it an attractive opportunity for first-time buyers, investors or those looking to downsize.

Presented with care by Lawrence Rand – helping you find the place you'll love to call home.







Nearest Stations

South Ruislip Station – approx 0.1 miles
Ruislip Gardens Station – approx 0.5 miles

Verified Material Information:

Council Tax band: C

EPC Energy Efficiency Rating: B

Lease Years Remaining 103.

Service Charge £1662.38 Pa

Ground Rent £175 Pa

Suppliers:

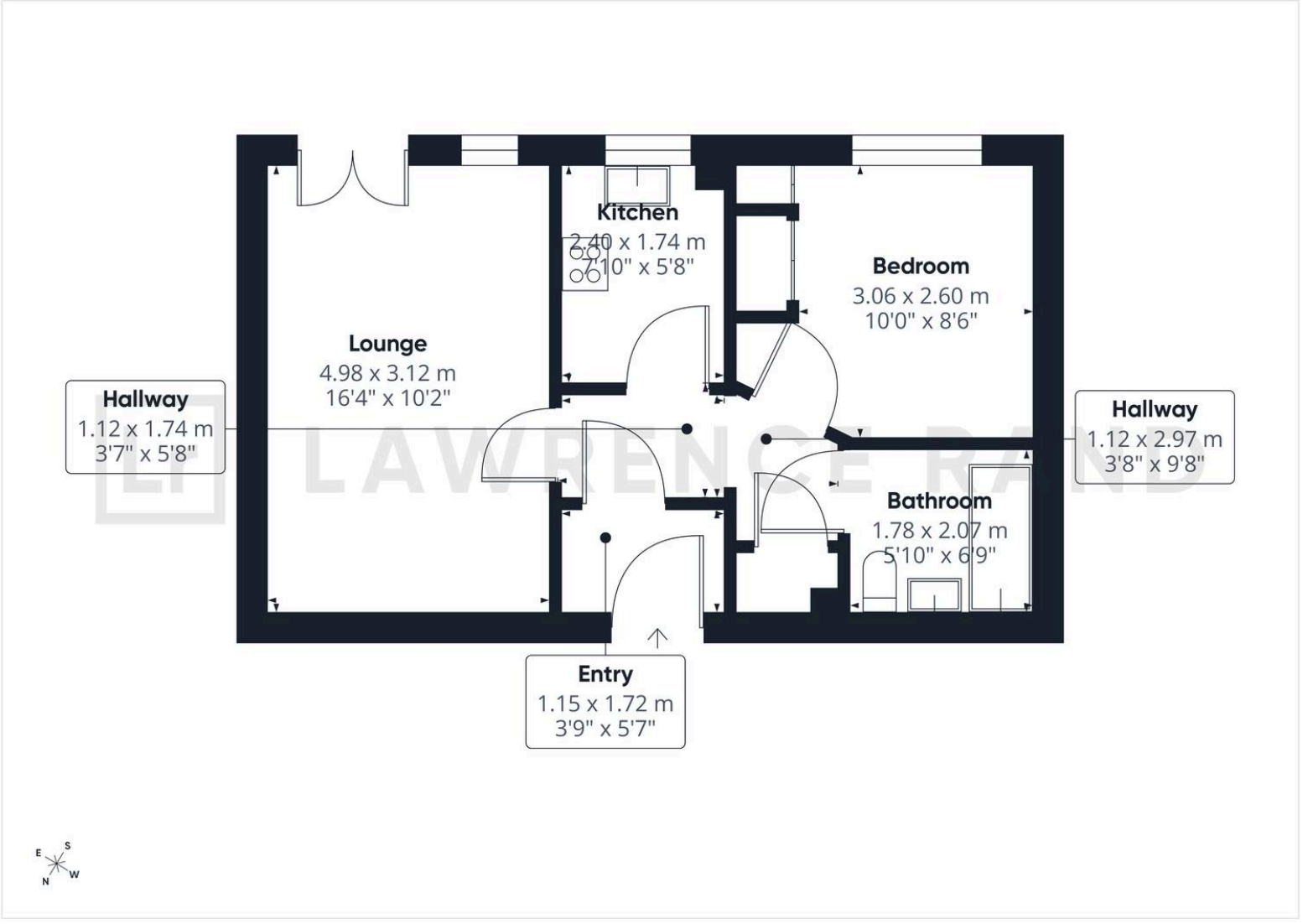
Electricity supply: Mains, Water supply: Mains water, Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent



Lawrence Rand

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