



Station Approach, Ruislip, HA4 8FA
£325,000





gibsonhoney

Situated in the sought-after Corinthian Court development, this modern one bedroom top floor apartment offers stylish and convenient living just moments from local amenities and transport links. Offered to the market CHAIN FREE, the property is ideal for first time buyers, investors, or those looking to downsize. The apartment features a bright and spacious open-plan living area with contemporary finishes throughout, leading onto a private balcony perfect for relaxing or entertaining. The modern kitchen is well-appointed with integrated appliances, while the generous double bedroom provides comfortable accommodation with ample natural light. Further benefits include a long lease, modern bathroom suite, allocated parking space, secure entry system, and well-maintained communal areas. Located on Station Approach, this property enjoys splendid access to local amenities, all of them just a short walk away. Ruislip High Street, Ruislip and West Ruislip train stations offering access to the Metropolitan, Piccadilly and Central Lines as well as Overland Rail, all within a short distance making this one of the most conveniently positioned apartment buildings in the area.



ENTRANCE HALL

Side aspect entrance door, wooden flooring, radiator, security entry phone, downlighting, storage cupboard housing boiler and washing machine, doors to:

KITCHEN/LIVING AREA

Side aspect double glazed frosted window, rear aspect double glazed double doors to balcony, wooden flooring, downlighting,

a range of base and eye level units, part tiled walls, inset sink with drainer, integrated oven with four electric hob rings and extractor hood, integrated fridge freezer and dishwasher.

BEDROOM

Rear aspect double glazed window, radiator, downlighting.

BATHROOM

Tiled flooring, tiled walls, tiled enclosed bath with shower

attachment and mixer taps, wash hand basin with mixer taps, low level wc, downlighting, heated towel rail.

PARKING

One allocated space.

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

LEASE

196 years remaining.

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OUTGOINGS

Service Charge: £1,391.96 per annum.

Ground Rent: £200 per annum.

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COUNCIL TAX

London Borough of Hillingdon -

Band D - £1,534.95

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DISTANCE TO STATIONS

Ruislip (0.1 mi) - Metropolitan Line/Piccadilly Line

Ruislip Manor (0.4 mi) -

Metropolitan Line/Piccadilly Line

West Ruislip (0.8 mi) - Central Line



92 High Street, Ruislip, Middlesex, HA4 8LS

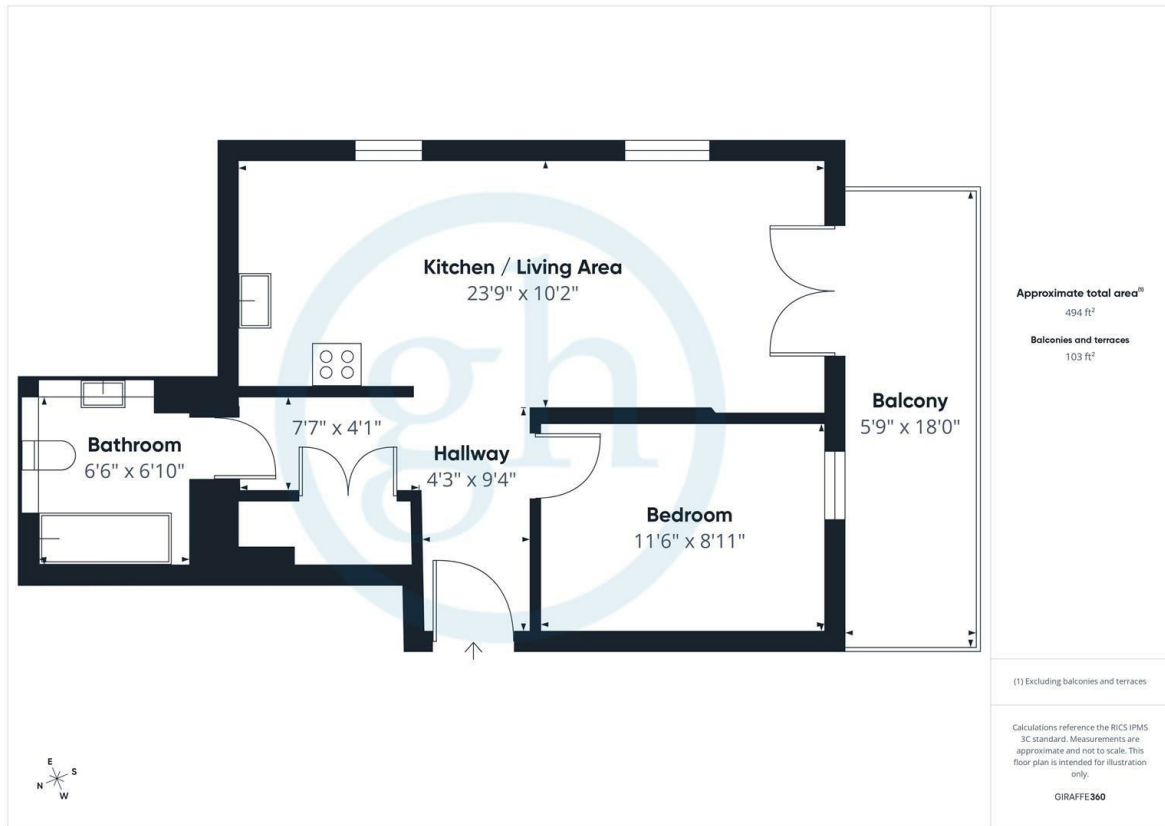
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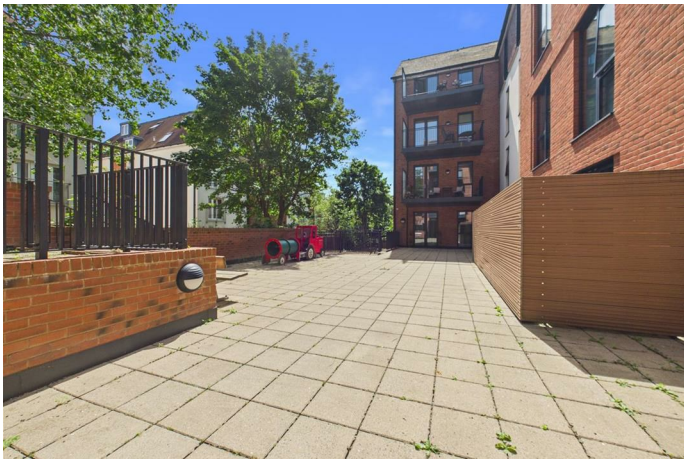
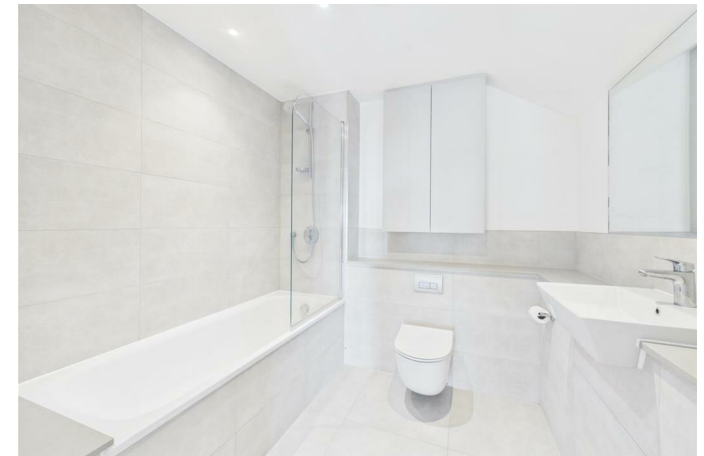
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



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