

Amber Court

Ruislip • Middlesex • HA4 0FF
Offers In Excess Of: £300,000



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CHAIN FREE An impressive one-bedroom first-floor apartment offering approximately 549 sq.ft of spacious accommodation, featuring a generous open-plan living/kitchen area, private balcony, well-proportioned bedroom, modern bathroom and separate utility cupboard providing excellent storage. Ideally positioned for excellent transport links, with South Ruislip Station just moments away, providing Central line and rail services. Local shops, supermarkets and everyday amenities are also within easy reach

One Bedroom Apartment

First Floor

Balcony

Allocated Parking Space

Gas Central Heating

Double Glazing

Fitted Kitchen

Walking Distance To South Ruislip Station

Fitted Wardrobes & Utility Cupboard

549 sq.ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





First Floor

Approx. 51.0 sq. metres (549.0 sq. feet)
(excluding Balcony)



Total area: approx. 51.0 sq. metres (549.0 sq. feet)

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Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A (92-100)	82	82
B (81-91)		
C (69-80)		
D (55-68)		
E (49-54)		
F (45-48)		
G (35-44)		
Not energy efficient - higher running costs		
England & Wales EPC Directive 2002/91/EC		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.