



St. Gregory Close, Ruislip, HA4 0SR

NO UPPER CHAIN!!! A well proportioned ground floor maisonette set on this quiet Cul-de-Sac in Ruislip. This property would make an ideal purchase for both first time buyers and Investors alike. This property briefly comprises; One double bedroom, modern bathroom suite, spacious living room and fitted kitchen. The property benefits include: Allocated parking, double glazing, electric heating, and access to a communal garden.

This property is set close to South Ruislip's and Ruislip Manor's amenities including rail links (Chiltern/Central/Metropolitan/Piccadilly) and local schools such as Ruislip High & Deansfield. It is also ideally located for the 'Old Dairy' site which includes Asda supermarket, restaurants and Cinema. The A40 is within striking distance offering swift and easy access to both London and the Home Counties. For families there are a number of parks a short walk away.



ENTRANCE HALL

Front aspect double glazed frosted glass door, coved ceiling, radiator, under-stair storage housing meters, doors to:

LIVING ROOM

Front aspect double glazed window, coved ceiling, radiator

BATHROOM

Tiled walls, low level wc, radiator, pedestal wash hand basin,

panel enclosed bath with mixer taps and wall mounted shower attachment

BEDROOM

Rear aspect double glazed window, coved ceiling, radiator

KITCHEN

Rear aspect double glazed window, part tiled walls, range of base and eye level units, integrated oven, 4 ring induction hob

with extractor hood, room for fridge freezer and washing machine, stainless steel sink with drying rack

COMMUNAL GARDEN

LEASE

Approximately 86 years remaining.

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

OUTGOINGS

Service Charge - £60 per calendar month

Ground Rent - £150 per annum

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

COUNCIL TAX

BAND C - £1735.45

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

DISTANCE TO STATIONS

South Ruislip (0.4 miles) -
Central/Chiltern Railways
Eastcote (1.0 miles) -
Metropolitan/Piccadilly
Ruislip Manor (1.1 miles) -
Metropolitan/Piccadilly

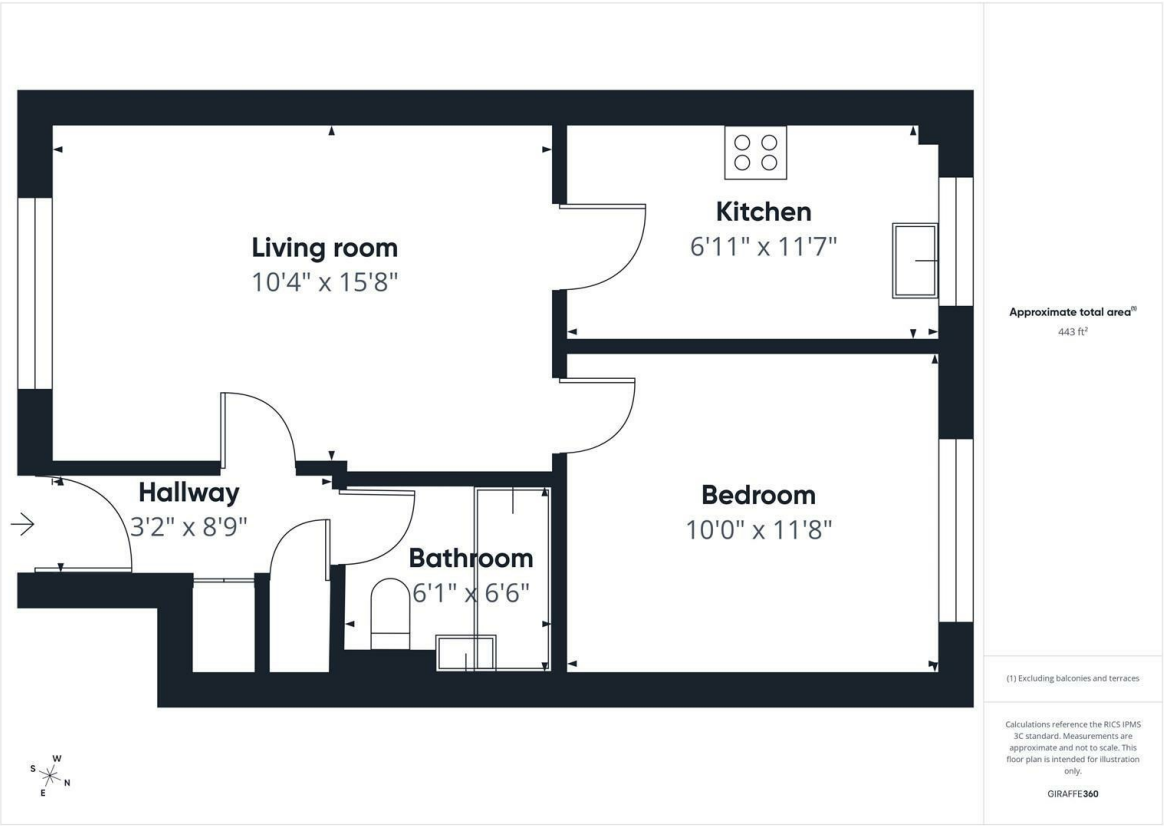


73 Victoria Road, Ruislip Manor, Middlesex, HA4 9BH

T: 01895 699077

ruislipmanor@gibsonhoney.co.uk

www.gibsonhoney.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. 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 as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.