

Elm Avenue

Ruislip • Middlesex • HA4 8PA
Asking Price: £300,000



coopers
est 1986

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A fantastic opportunity to acquire this ground floor, two bedroom property in a prime location positioned perfectly in between Eastcote and Ruislip Manor.

TWO BEDROOM

GROUND FLOOR

MAISONETTE

GARDEN

LIVING ROOM

FAMILY BATHROOM

KITCHEN

GOOD BUY TO LET INVESTMENT

• WALKING DISTANCE TO EASTCOTE/RUISLIP MANOR STATIONS

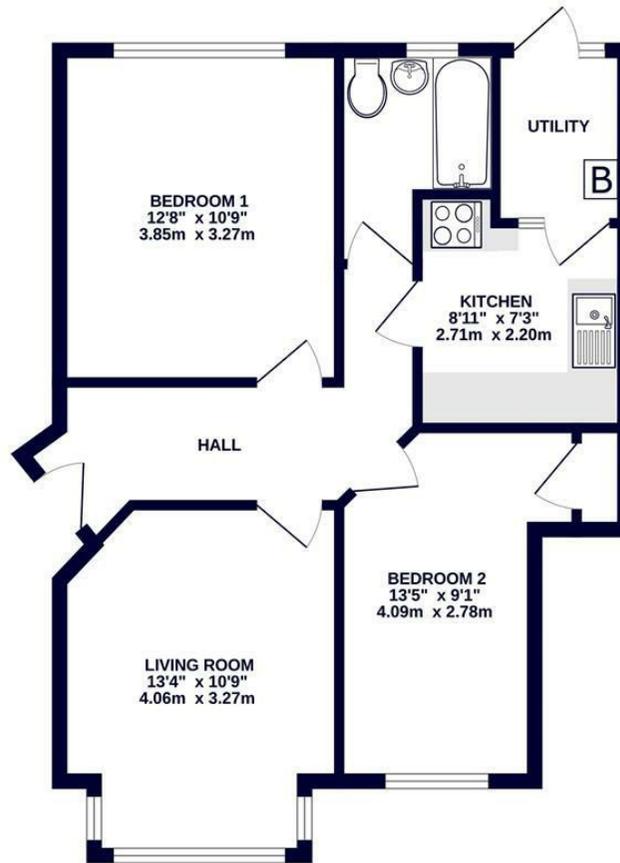
592 SQ.FT

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.





GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 592 sq.ft. (55.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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126-128 High Street, Ruislip,
 Middlesex, HA4 8LL
 ruislipsales@coopersresidential.co.uk

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Energy Efficiency Rating		Current	Target
Best energy efficient - lower running costs (100-90) A			
(80-65) B			
(55-45) C			
(40-35) D			
(20-15) E			
(10-5) F			
(1-4) G			
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.