

# Coleridge Drive

Ruislip • Middlesex • HA4 8GX  
Offers In Excess Of: £380,000



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This well presented, two bedroom second floor flat offers bright and spacious accommodation throughout, making it an ideal purchase for first time buyers, downsizers or investors alike. Coming to the market with no onward chain, the property features a generous living room, a separate fitted kitchen, two well proportioned bedrooms, with the principal bedroom benefiting from an ensuite shower room, in addition to a modern family bathroom. Further benefits include a long lease, allocated parking and access to two well maintained communal grounds, one of which boasts a playground. The property also boasts additional loft storage.

Conveniently situated close to Eastcote High Street, the property enjoys easy access to a wide range of shops, restaurants and everyday amenities, as well as excellent tube links into London via Eastcote Station. Combining comfortable living with a highly sought after location, this flat is perfectly positioned for those seeking both convenience and connectivity.

## Second floor apartment

Two bedrooms

Living room

Kitchen

Ensuite bathroom

Family bathroom

Leasehold

Large loft space

Residence parking

Chain free

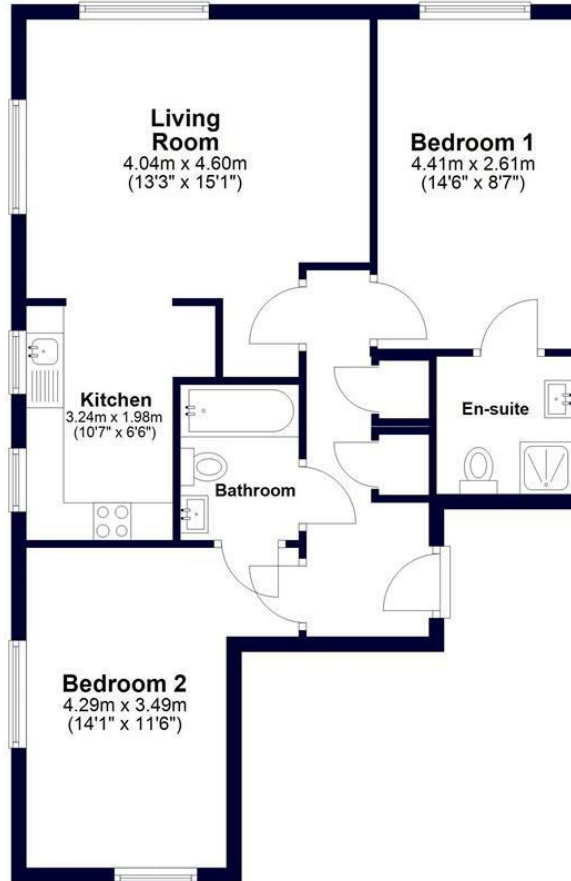
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## Ground Floor

Approx. 64.7 sq. metres (696.0 sq. feet)



Total area: approx. 64.7 sq. metres (696.0 sq. feet)



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		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Worst energy efficiency - highest running costs	G		
Not energy efficient - higher running costs			
England & Wales		EU 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.