



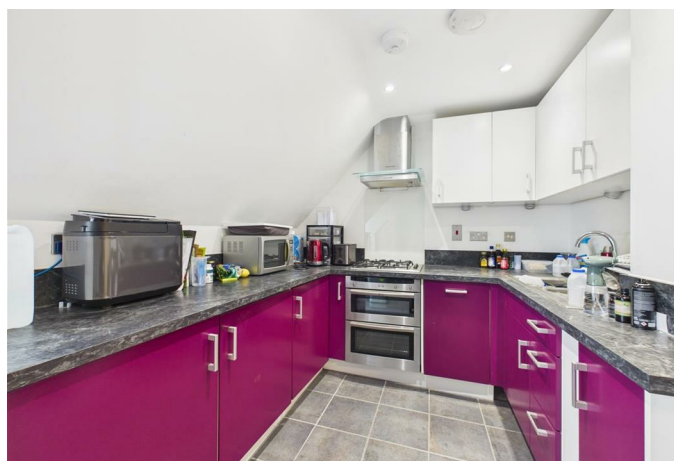
Nelson Court, Ruislip, HA4 7GF
£425,000





gibsonhoney

NO UPPER CHAIN. Gibson Honey are delighted to present to the market this larger than average SPLIT LEVEL luxury apartment. Set in the heart of Ruislip this property briefly comprises : Two DOUBLE bedrooms, family bathroom, fitted kitchen and spacious lounge. The property benefits include : Double glazing, gas central heating, en suite shower room, communal entrance, lift, communal gardens and allocated parking space. This property is situated on Kingsend which is just off Ruislip High Street with it's local amenities such as Waitrose supermarket, doctors surgery, schools such as Bishop Ramsey and the bustling High Street itself which offers a good range of local shops, bus routes and rail links (Metropolitan and Piccadilly). The property is also within walking distance to West Ruislip station (Central Line).



HALLWAY

Front aspect door, radiator, under stairs cupboard, stairs to first floor, doors to:

LIVING ROOM

Rear aspect double glazed window, two radiators, open planned with:

KITCHEN

Downlighting, tiled floor, a range of base and eye level units, stainless steel one and half sink with drainer, a range of integral appliances including washing machine, slimline dishwasher, fridge, freezer, oven, gas hob and extractor hood, glass splashback.

BATHROOM

Downlighting, tiled floor, part-tiled walls, low level wc with



concealed cistern, wall mounted wash hand basin, panel enclosed bath with wall mounted shower attachment, heated towel rail.

BEDROOM TWO

Rear aspect double glazed window, radiator, built in wardrobe.

FIRST FLOOR LANDING

Cupboard housing Ideal combination boiler, stairs to ground floor, door to:

BEDROOM ONE

Two skylights, radiator, built in cupboard, USB plug socket, door to:

EN SUITE

Skylight, downlighting, tiled floor, part tiled walls, heated towel rail, shower cubicle, wall mounted wash hand basin, low level wc with concealed cistern.

PARKING

One allocated space.

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

LEASE

TBC

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OUTGOINGS

TBC

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COUNCIL TAX

London Borough of Hillingdon - Band E - £2,500.01

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DISTANCE TO STATIONS

Ruislip (0.1 miles) - Metropolitan/Piccadilly
West Ruislip (0.2 miles) - Central/Chiltern Railways

92 High Street, Ruislip, Middlesex, HA4 8LS

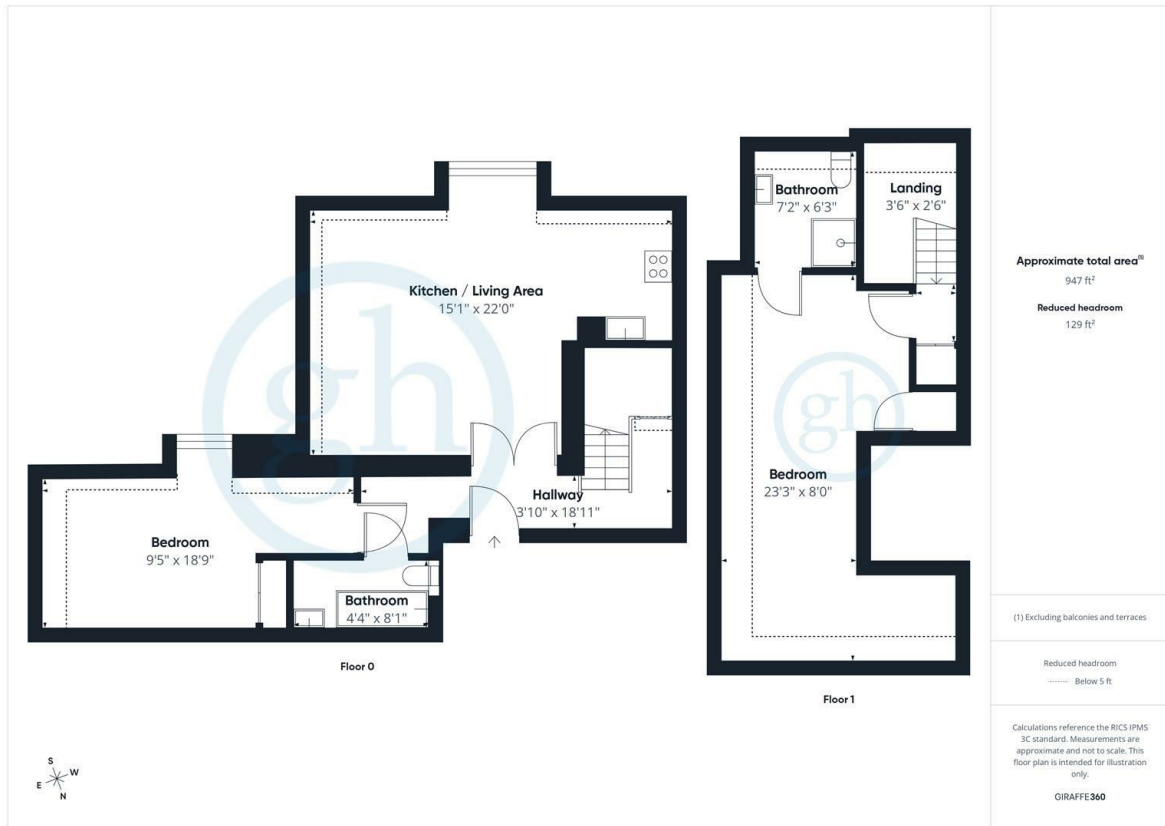
T: 01895 677766

sales@gibsonhoney.co.uk

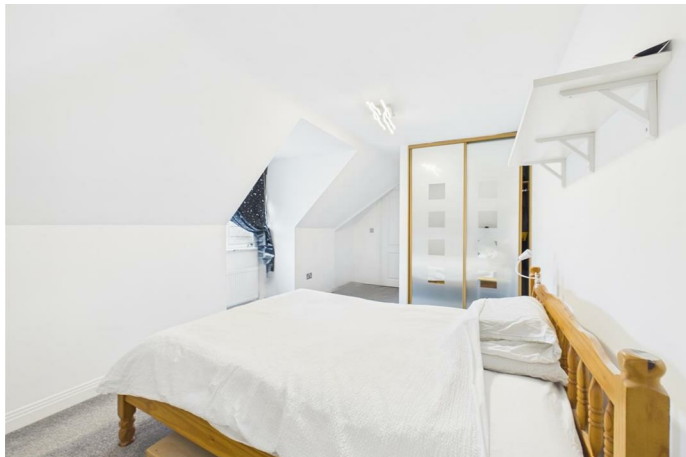
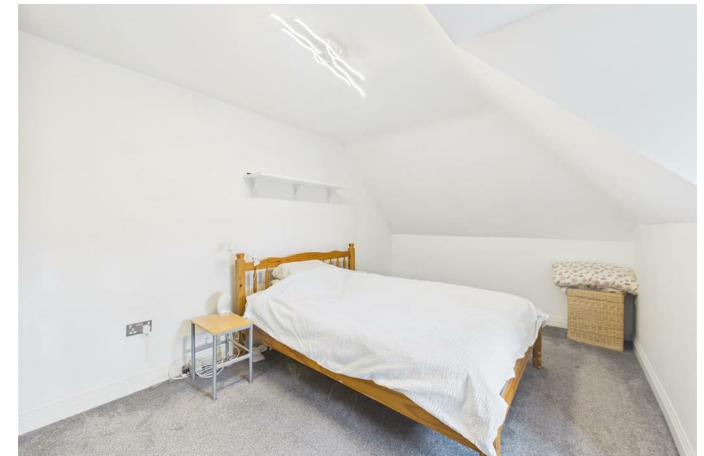
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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