

Hume Way

Ruislip • Middlesex • HA4 8AT

Asking Price: £350,000



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New to the market and offered completely chain free, this impressive two-bedroom ground-floor apartment in Royal Court offers an ideal blend of space, comfort, and modern convenience. Step inside to a welcoming central hallway with built-in storage. The main living space features a generous living room with direct outdoor access through double doors, alongside a separate, well-appointed kitchen. The sleeping accommodation is exceptionally well balanced. The principal bedroom suite offers a dedicated dressing area and its own private en-suite bathroom, while the second double bedroom is served by a separate primary bathroom off the main hallway. Positioned on the ground floor for step-free ease, this property is a fantastic opportunity for first-time buyers, downsizers, or investors alike. Early viewing is highly recommended.

TWO BEDROOM

GROUND FLOOR

APARTMENT

CHAIN FREE

SPACIOUS

EN SUITE

SOUGHT AFTER LOCATION

PRIVATE OUTDOOR PATIO

PARKING

721 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

Approx. 67.0 sq. metres (721.2 sq. feet)



Total area: approx. 67.0 sq. metres (721.2 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)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
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.