



Nelson Court, Ruislip, HA4 7GF



NO UPPER CHAIN. Set in the heart of Ruislip this lovely this excellent two bedroom ground floor apartment briefly comprises : Two good size bedrooms, family bathroom, modern fitted kitchen and spacious open-plan living room. The property benefits include : Double glazing, gas central heating, communal entrance, communal gardens, allocated parking space and visitor's parking.

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).



## ENTRANCE HALL

Front aspect entrance door, storage cupboard x 2, radiator, security entry phone, doors to:

## LIVING/DINING ROOM

Rear aspect double glazed window, radiator x 2, leading to:

## KITCHEN

Tiled flooring, part tiled walls, a range of base and eye level

units, downlighting, one and a half stainless steel sink with drainer, integrated oven with four gas hob rings and extractor hood, integrated fridge freezer.

## BEDROOM ONE

Rear aspect double glazed window, radiator, fitted wardrobe.

## BEDROOM TWO

Rear aspect double glazed window, radiator, storage cupboard.

## BATHROOM

Tiled flooring, part tiled walls, tiled enclosed bath with shower attachment and mixer taps, wall mounted wash hand basin, low level wc, downlighting, heated towel rail.

## FRONT

Laid to lawn.

## COMMUNAL GARDENS

Laid to lawn

## PARKING

One allocated space and visitor's parking.

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

## LEASE

106 years remaining.

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## OUTGOINGS

Ground Rent: £350 per annum

Service Charge: £1,564 per annum. Payable in two yearly bi-annual instalments of £782

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## COUNCIL TAX

London Borough of Hillingdon - Band E - £2,386.24

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## DISTANCE TO STATIONS

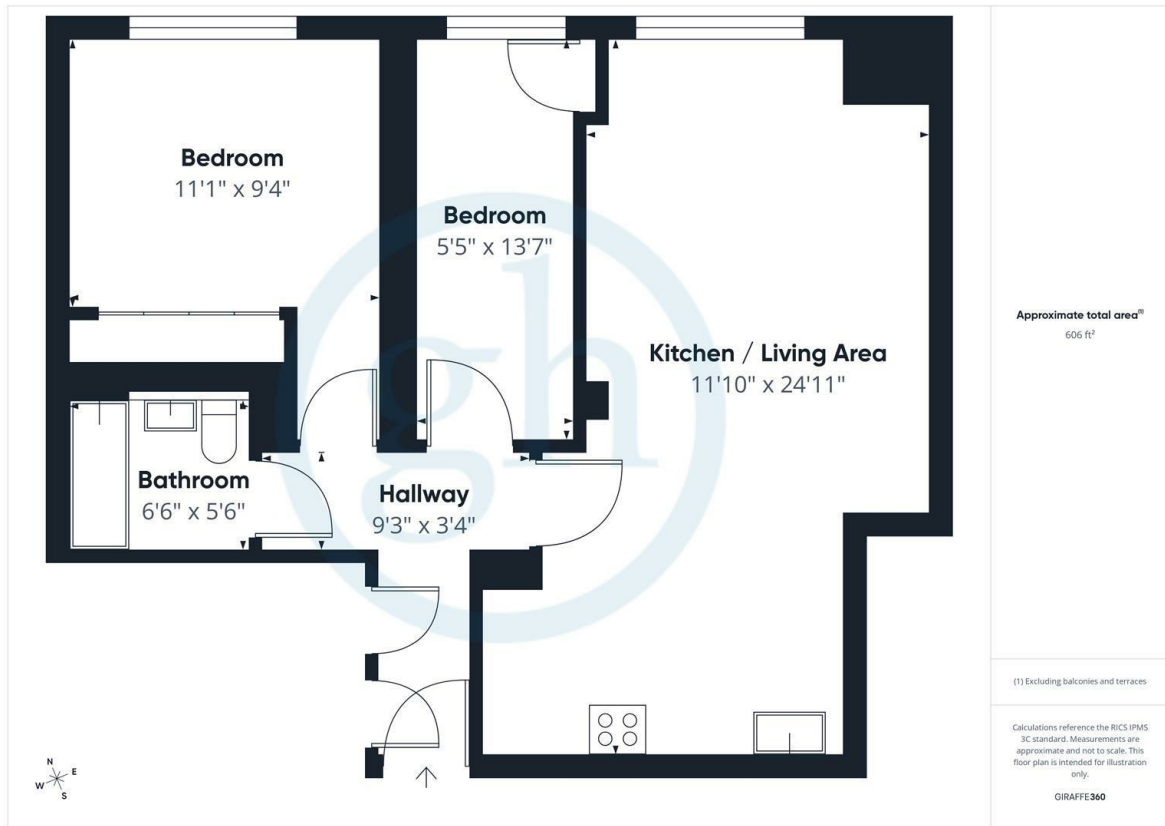


92 High Street, Ruislip, Middlesex, HA4 8LS

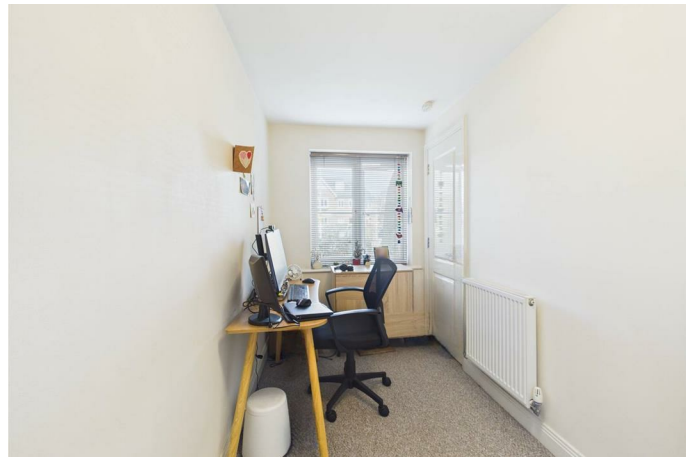
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not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



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