



Thomas More, Ruislip, HA4 7BA



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NO UPPER CHAIN. Set in the Thomas More Building in the heart of Ruislip High Street offering a most convenient & highly sought after location is this luxury & executive two DOUBLE bedroom, two bathroom apartment sitting around the 1000 square foot mark. Offering stunning panoramic views over Ruislip & it's surrounding area this larger than average apartment briefly comprises: Master bedroom with dressing area and en suite shower room, second double bedroom, family bathroom, large lounge/diner and separate kitchen. The property benefits include: Electric heating, stunning views, superb location, two private balconies and allocated parking. An internal viewing is a must to appreciate the size of this apartment. Located on Ickenham Road, this property enjoys splendid access to local amenities, all of them just a short walk away on Ruislip High Street. Ruislip and West Ruislip train stations offer access to the Metropolitan, Piccadilly and Central Lines as well as Overland Rail, all within a short distance making this one of the most conveniently positioned apartment buildings in the area.



ENTRANCE HALL

Front aspect door, electric heater, storage cupboard, doors to:

LOUNGE/DINER

Front aspect windows and doors to balcony, electric heater, dual aspect obscured glass block window, electric heater x 2.

KITCHEN

Window to lounge, range of base and eye level units, oven

with electric hob over, one and a half stainless steel sink and drainer, integrated fridge freezer, integrated dishwasher.

BEDROOM ONE

Front aspect doors to balcony, electric radiator, range of built in wardrobes, leading to:

DRESSING AREA

Electric radiator, range of built in wardrobes, door to:

EN SUITE

Heated towel rail, vanity unit incorporating wash hand basin, low level wc with concealed cistern, stand in shower cubicle, shave point.

BEDROOM TWO

Front aspect window, built in wardrobe.

BATHROOM

Panel enclosed bath with wall mounted shower over, vanity unit incorporating wash hand basin, low level wc with concealed cistern, shave point.

LEASE

Lease term is to 31 December 2126.

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

OUTGOINGS

Service Charge - £1,700 (inc. water) per annum.
Ground Rent - £300 per annum.

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COUNCIL TAX

London Borough of Hillingdon - Band F - £2,820.11

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DISTANCE TO STATIONS

Ruislip (0.2 Mi) - Metropolitan/Piccadilly
Ruislip Manor (0.5 Mi) - Metropolitan/Piccadilly
West Ruislip (0.6 Mi) - Central Line/Chiltern Railways



92 High Street, Ruislip, Middlesex, HA4 8LS

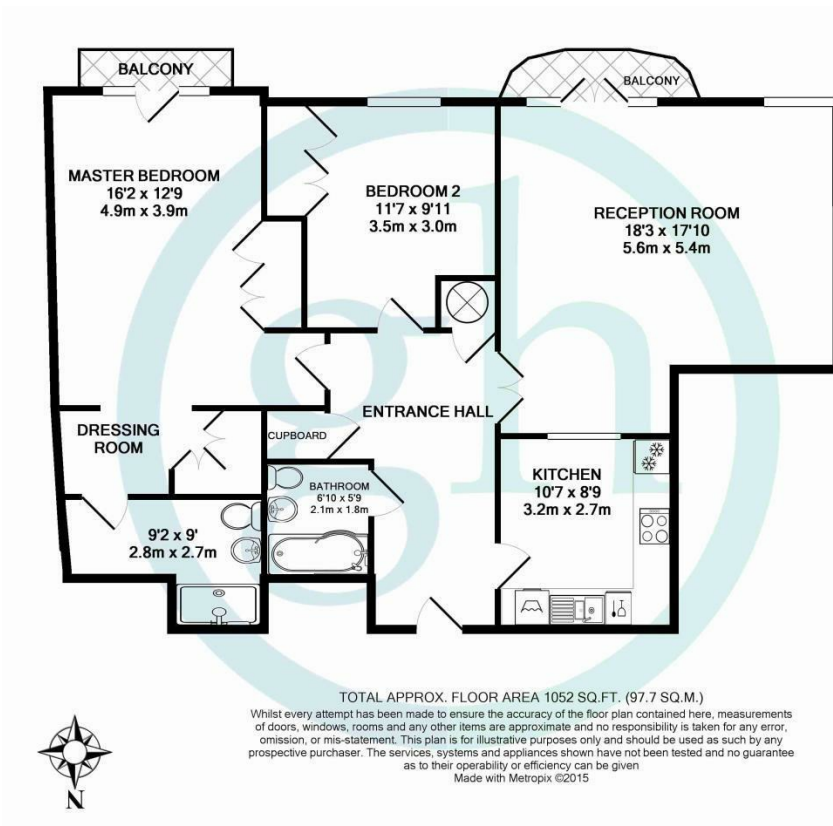
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 82 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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