



- TWO Bedroom Apartment
- Close To Central Line
- No Onward Chain
- Private Balcony
- Residents Parking

- Top Floor
- Ideal Investment Property
- Bathroom With Shower
- Entryphone System
- EPC Rating C

A TWO bedroom top floor apartment set in Carmichael Close just off West End Road and offers fantastic transport links with Ruislip Gardens Tube Station (Central Line) just a stones throw away. An ideal investment property offered to the market with No Onward Chain.

This light and airy apartment comprises; entrance hallway, modern kitchen with white goods, spacious lounge, TWO double bedrooms, family bathroom with bath and overhead shower and private balcony with access from the master bedroom and lounge.

The property additionally benefits from; double glazing, entry phone system, residents parking and ample storage.

The property is within walking distance to local schools and amenities and is also ideally located for the A40/M40 and M25 road links which are a short drive away.

Viewings are strictly by appointment only.

Price: Guide Price £300,000

Tenure: Leasehold

Lease: Lease Term 125 years from 1 January 2002

Years Remaining: 101 Approx

Service Charge & Insurance: £2,100 P.A

Service Charge Review: Annually

Ground Rent £180

Ground Rent Review: 25 Years (Increases to; £280 from 2028)

Local Authority: Hillingdon

Council Tax Band: D

Broadband type: Up to Ultrafast 80 Mbps d/l 20 Mbps u/l

Mobile Coverage:

Provider

EE| Good in-home and outdoor

Three| Variable in-home, good outdoor

O2| Good in-home and outdoor

Vodafone| Good in-home and outdoor

\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>







| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| 68                                          |         | 73        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating      |         |           |
|-----------------------------------------------------|---------|-----------|
|                                                     | Current | Potential |
| Very environmentally friendly - lower CO2 emissions |         |           |
| (92 plus) A                                         |         |           |
| (81-91) B                                           |         |           |
| (69-80) C                                           |         |           |
| (55-68) D                                           |         |           |
| (39-54) E                                           |         |           |
| (21-38) F                                           |         |           |
| (1-20) G                                            |         |           |
| Not environmentally friendly - higher CO2 emissions |         |           |
| England & Wales                                     |         |           |
| EU Directive 2002/91/EC                             |         |           |

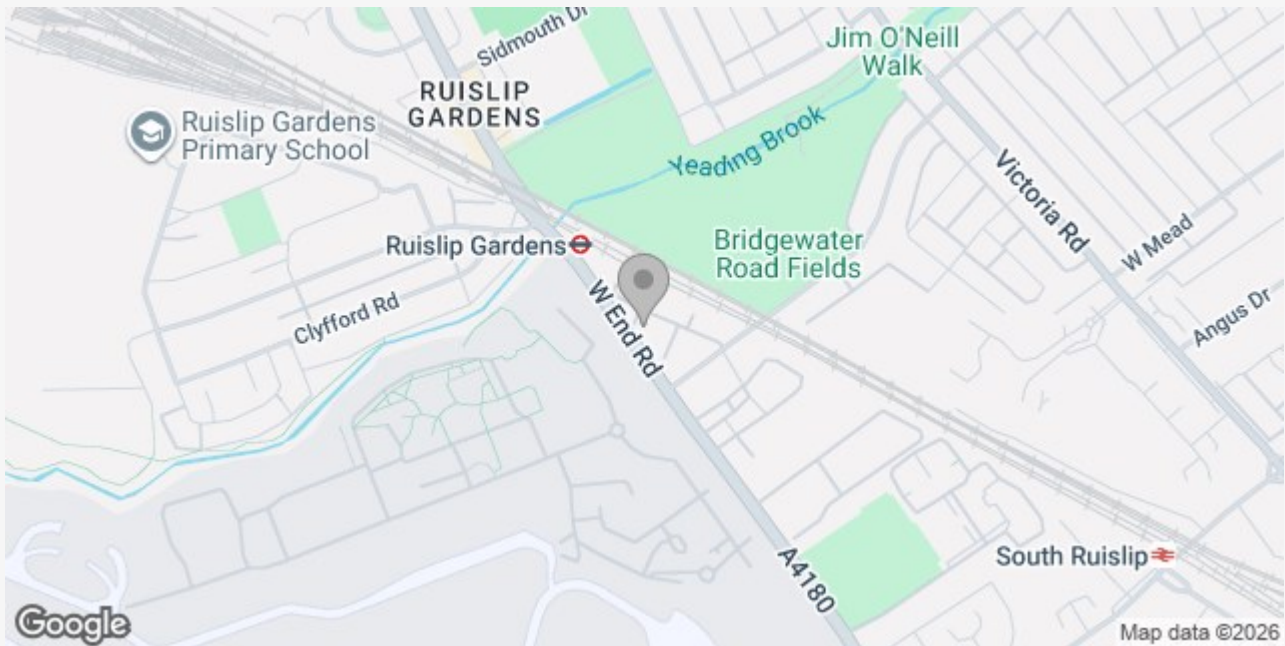
**Carmichael Close, Ruislip, HA4 6LQ**

APPROX. GROSS INTERNAL FLOOR AREA 753 SQ FT 69.9 SQ METRES



Representation of current layout is for identification only and is not to scale

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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