



Coleridge Drive, Ruislip, HA4 8GT



NO UPPER CHAIN. Gibson Honey are delighted to present to the market this recently refurbished second floor luxury apartment located in the stylish Pembroke Park development. This stunning property briefly comprises: lounge/diner open planned with modern fitted kitchen, beautiful family bathroom and spacious double bedroom. This property benefits from communal gardens, allocated parking, double glazing and gas central heating. The property is situated less than a mile from Ruislip Manor and Eastcote's bustling high streets where a vast array of shops, restaurants and coffee bars can be found as well as the Metropolitan/Piccadilly line station with swift and regular connections to Baker Street and the City.



ENTRANCE HALL

Front door, radiator, storage cupboards x2, entry phone, doors to:

LOUNGE/DINER

Rear aspect double glazed window, radiator, breakfast bar through to:

KITCHEN

Range of base and eye level units, wall mounted combi boiler in the kitchen, integrated dishwasher, space for a range of appliances such as fridge freezer and washing machine, gas hob, extractor hood

BEDROOM

Rear aspect double glazed window, radiator, loft access



BATHROOM

Tiled walls, tiled flooring, vanity unit incorporating wash hand basin, low level w/c, heated towel rail, extractor fan, panel enclosed bath

PARKING

Allocated parking space for one vehicle

OUTGOINGS

Service charge: £120 per month (includes building insurance)

Ground rent: £200 per annum

LEASE

Approximately 115 years remaining.

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

COUNCIL TAX

London Borough of Hillingdon - Band C - £1,735.45

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

DISTANCE TO STATIONS

Eastcote (0.4 Miles) - Metropolitan/Piccadilly
Ruislip Manor (0.7 Miles) - Metropolitan/Piccadilly

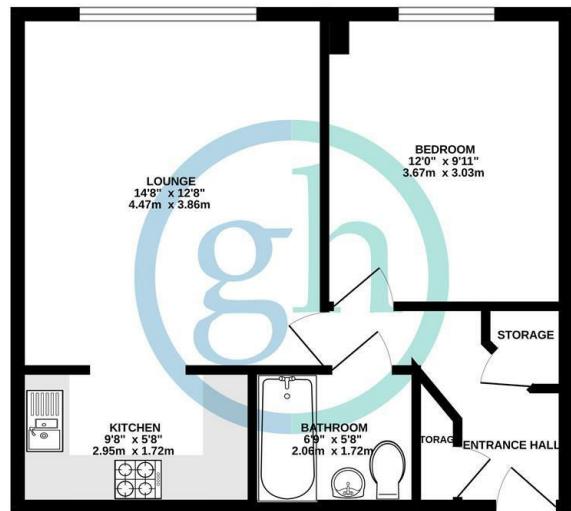
92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

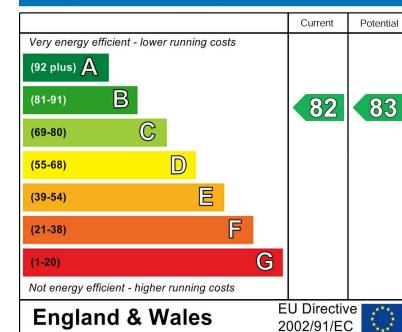
sales@gibsonhoney.co.uk

www.gibsonhoney.co.uk

GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



Energy Efficiency Rating



TOTAL FLOOR AREA: 484 sq.ft. (45.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate only. We cannot accept responsibility for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is the responsibility of the purchaser to satisfy themselves as to the operability or efficiency given. Made with Measure-It.



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. 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 as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.