



Waters Reach Apts, Reservoir Road, Ruislip - HA4 7TU
£325,000 | Leasehold



LAWRENCE RAND



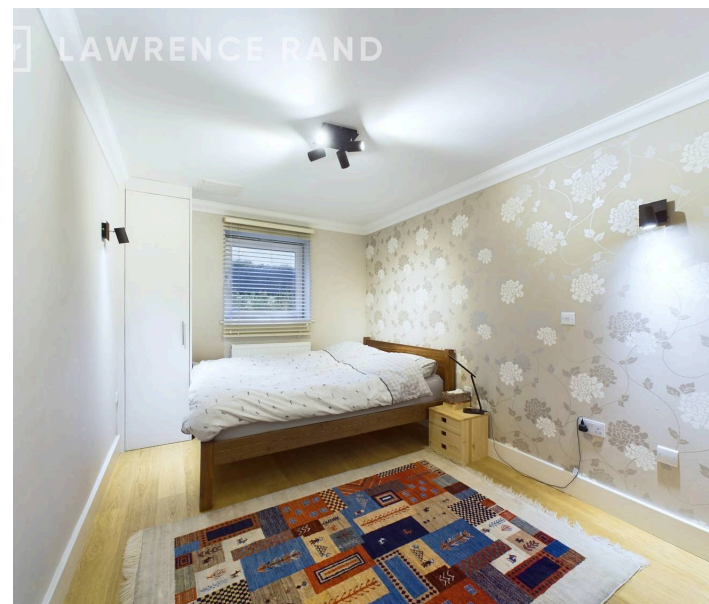
Key Features & Description

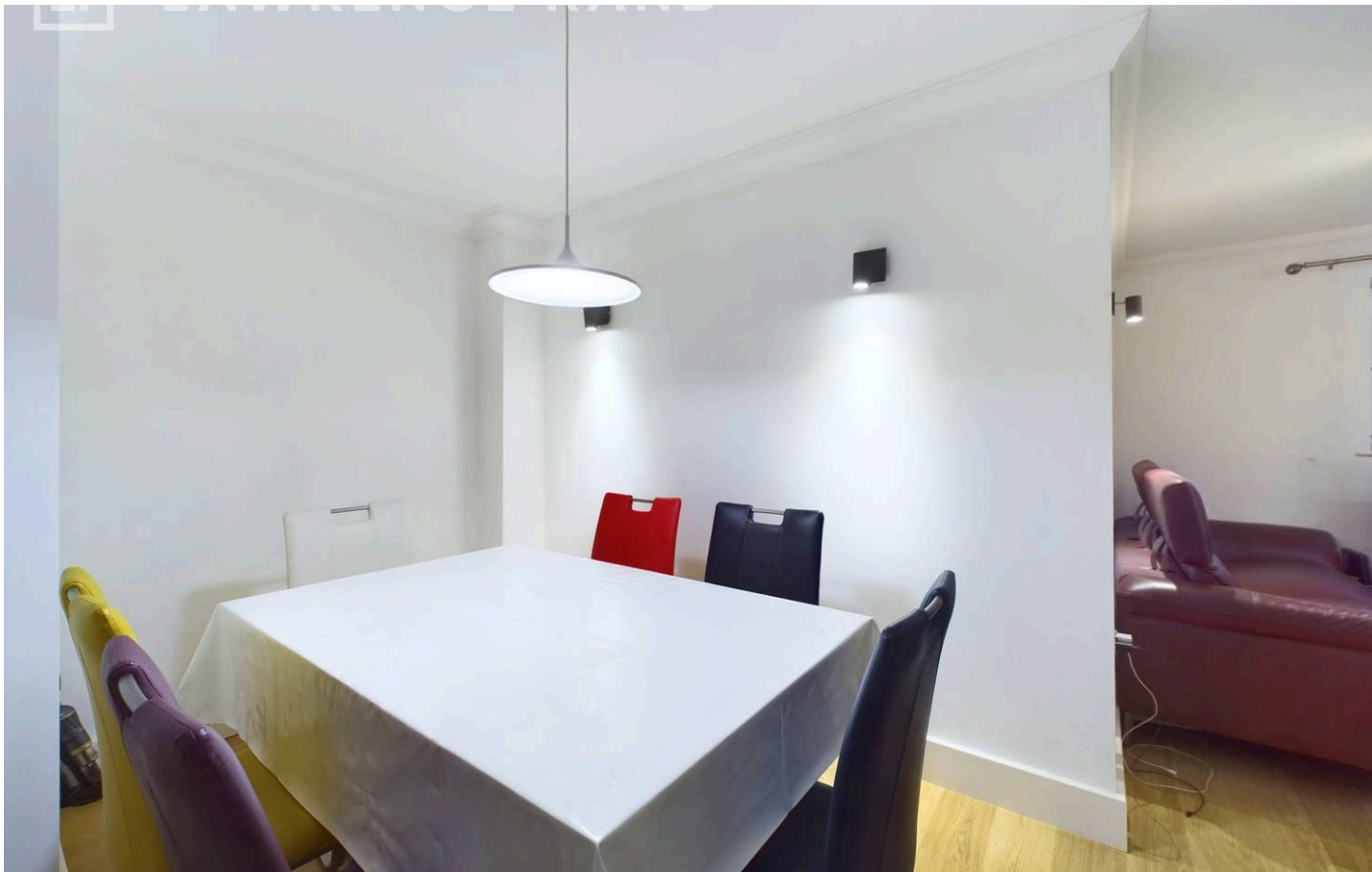
- Two Double Bedrooms
- Two Bathrooms
- Elevated Ground Floor Purpose Built
- Allocated Underground Parking
- Long Lease
- Walking Distance to Ruislip Lido

Welcome to this charming two bedroom flat in a prime location! This modern property is perfect for those seeking a stylish and comfortable living space. The flat boasts a clean and contemporary design, creating a welcoming atmosphere for its residents. With secure access and residents' parking, you can enjoy peace of mind and convenience. The property is affordably priced, making it an excellent opportunity for first-time buyers, investors, or those looking to downsize. The flat is ideally situated close to local amenities and green spaces, providing a perfect balance of urban convenience and tranquillity. Don't miss out on this fantastic opportunity to own a modern and secure home in a sought-after area.

Waters Reach is located in a unique development in Reservoir Road just off Ducks Hill Road and close to the Ruislip Lido complex and Ruislip Woods. Ruislip High Street is just over a mile away where there are excellent shopping facilities. Also available are a number of popular restaurants and coffee bars. The Metropolitan/Piccadilly line station offers swift and regular connections to The City and Baker Street and for the motorist the A40 offers good access to London and The Home Counties.

Presented with care by Lawrence Rand –helping you find the place you'll love to call home.





Nearest Stations

Ruislip Station - approx 1.7 miles

Ruislip Manor – approx 2.0 miles

Verified Material Information:

Council Tax band: D

EPC Energy Efficiency Rating: C

Lease Year Remaining 103

Ground Rent £600 PA

Service Charge £2400 PA

Suppliers:

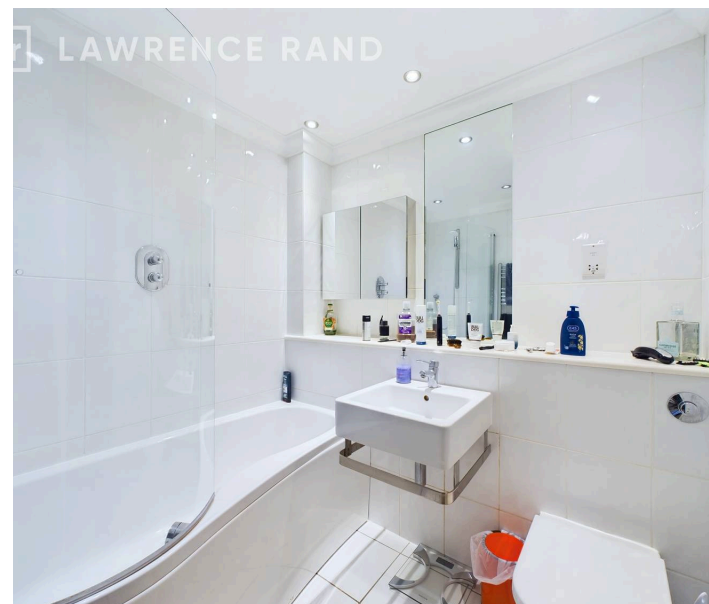
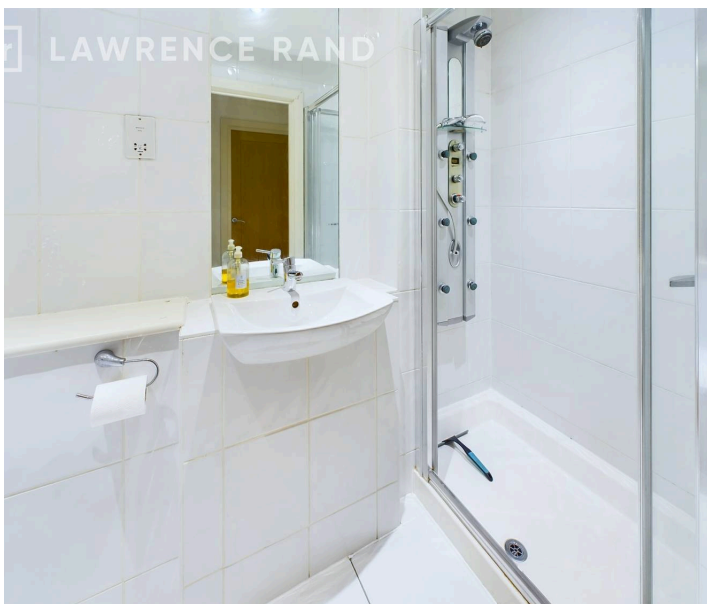
Electricity supply: Mains, Water supply: Mains
water, Sewerage: Mains

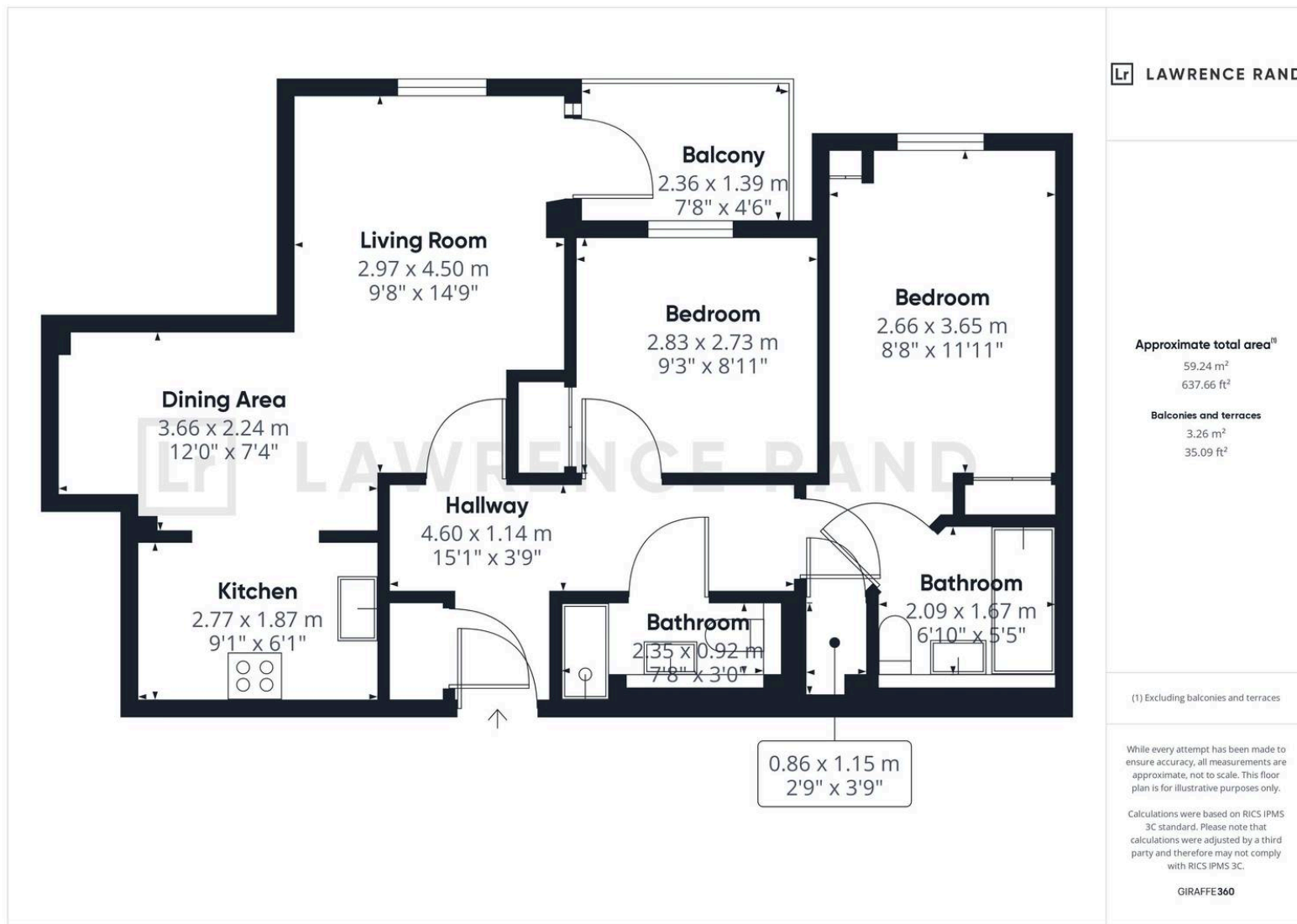
Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone -
Excellent, Three - Excellent, EE - Excellent





Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

sales@lawrence-rand.co.uk

www.lawrence-rand.co.uk/

Lawrence Rand Limited has made every reasonable effort to ensure the accuracy of the information provided. However, we accept no responsibility for errors, omissions, or misstatements. All measurements, distances, and descriptions are approximate and for guidance only. Prospective purchasers or tenants must verify all details independently. Some images may include AI-generated virtual staging to illustrate the potential of the property and are for visual guidance only. No warranty is given or implied, and these particulars do not form part of any offer or contract. Lawrence Rand reserves the right to amend or withdraw any property without notice.