



## 1 bed apartment to buy in HA4

Breakspear Road, Ruislip, Middlesex, HA4 7ST

**£260,000** Starting Bid

 x1
  x1
  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 1 Bed Apartment
- ✓ Close to Transport Links
- ✓ Close to Schools
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

NO UPPER CHAIN. We are pleased to present to the market this well presented one bedroom ground floor apartment situated in a highly convenient location. This property briefly comprises; one double bedroom, modern bathroom suite and an open-planned living/dining room with fitted kitchen. The property benefits from parking and under floor heating. This property is set in the heart of North Ruislip approximately three quarters of a mile from Ruislip's extensive amenities which offers a good range of local shops, bus routes, restaurants & rail links (Met & Piccadilly - Ruislip) (Central Line & overground - West Ruislip). Schools in the local vicinity include WhiteHeath School, B. I., Bishop Ramsey, Haydon, Warrender and the property is also within easy reach of Kings College playing fields, Pinn Fields, Park woods & St Martins Church.

Entrance Hall - Down lighting, laminate effect flooring, doors to :

Bedroom - Down lighting, laminate effect flooring, front aspect double glazed window, walk in wardrobe.

Livingroom/ Kitchen Area - Front aspect double glazed window, down lighting, four gas ring hob with extractor hood, inset sink , laminate effect flooring, part tiled walls, integrated appliances including fridge freezer, oven and dishwasher.

Bathroom - Tiled flooring, tiled walls, heated towel rail, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer taps and shower attachment, low level wc.

Lease - 117 years remaining.

We recommend your solicitor verifies this before exchange of contracts.

Outgoings - Service Charge - £90 per calendar month (£1,080 per annum)

Ground Rent - £500 per annum

We recommend your solicitor verifies this before exchange of contracts.

Council Tax - London Borough of Hillingdon - Band C - £1299.56

We recommend your solicitor verifies this before exchange of contracts.

Distance To Stations - West Ruislip (approx 1.1 Miles) - Central/Chiltern Railways  
Ruislip (approx 1.2 Miles) - Metropolitan/Piccadilly

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 117

Annual Ground Rent Amount: £500.00

Annual Service Charge Amount: £1,080.00

Price: Starting Bid £260,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

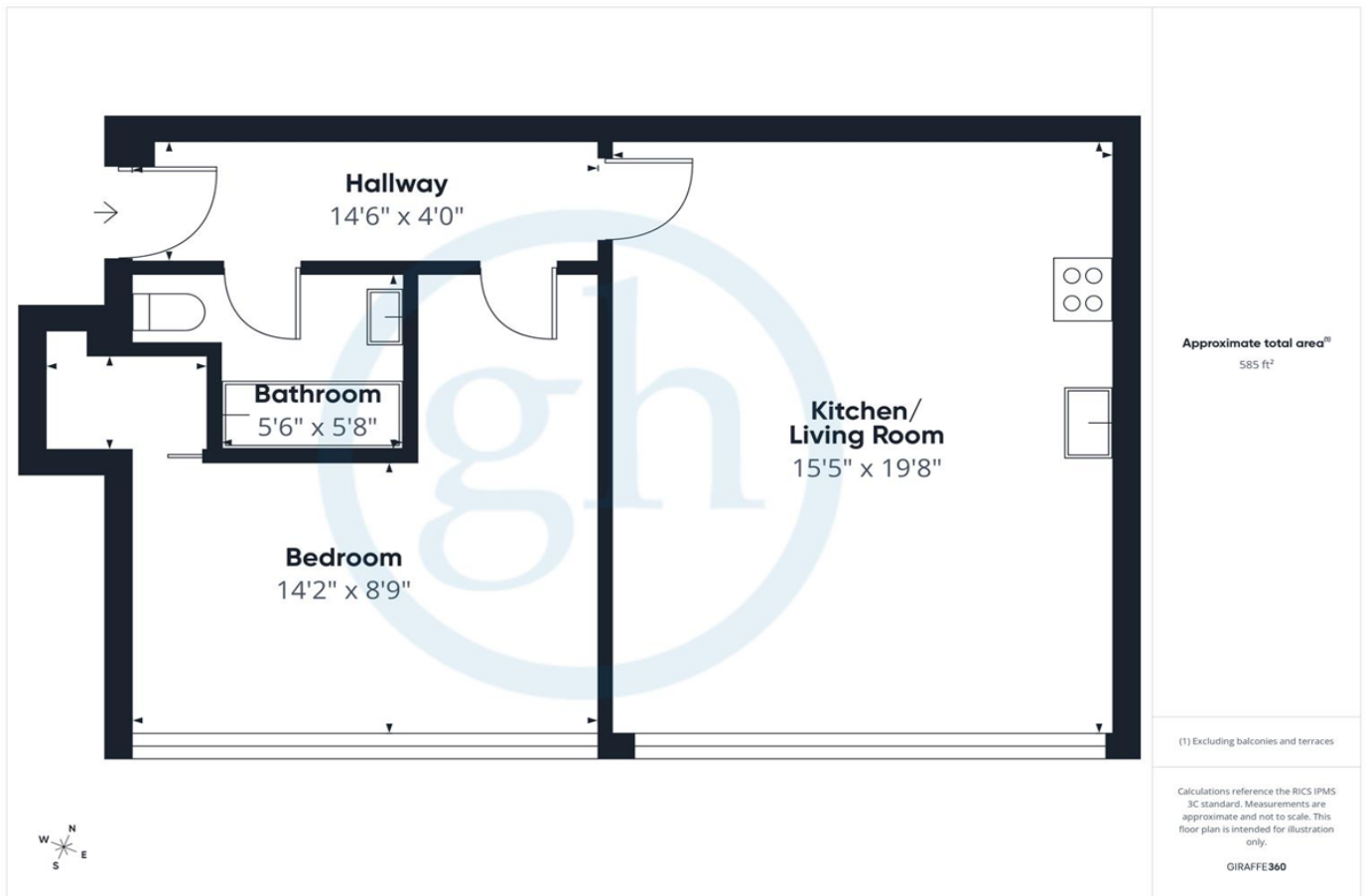
Water: Direct mains water

Water meter: Yes

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Breakspear Road, Ruislip, Middlesex, HA4 7ST

Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

