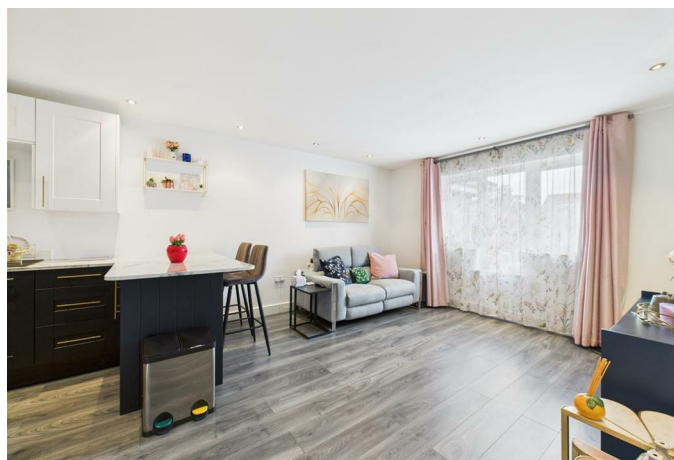




Coleridge Drive, Ruislip, HA4 8GT

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

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### DISTANCE TO STATIONS

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



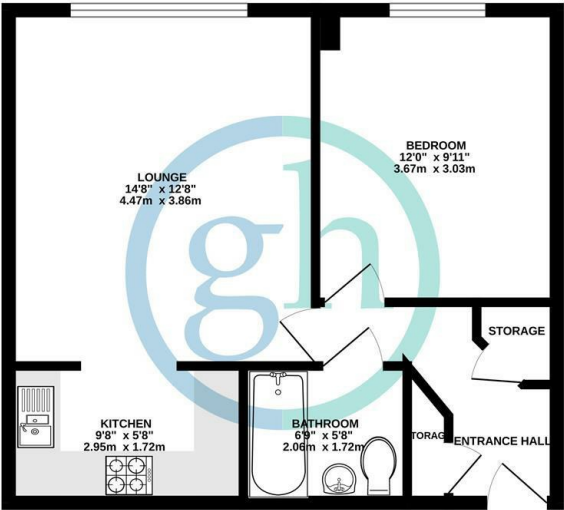
92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

[sales@gibsonhoney.co.uk](mailto:sales@gibsonhoney.co.uk)

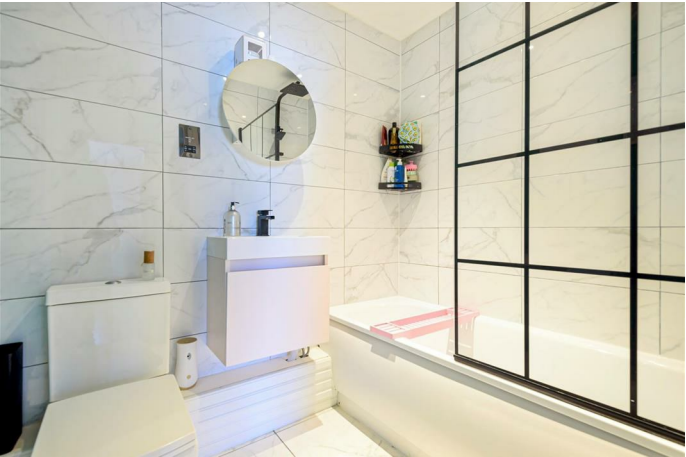
[www.gibsonhoney.co.uk](http://www.gibsonhoney.co.uk)

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



TOTAL FLOOR AREA: 484 sq.ft. (45.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, dimensions, fixtures and fittings are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metaplan (2023)

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   | 82      | 83                         |
| (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<br>2002/91/EC |



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