



Sherleys Court Ruislip HA4 6DH



23 Sherleys Court, Wood Lane, Ruislip, Middlesex, HA4 6DH

£175,000

NO UPPER CHAIN. Situated in the heart of Ruislip is this one bedroom second floor retirement apartment for the over 60s offering the ideal lifestyle for any potential purchaser looking to downsize and retreat to this conveniently positioned accommodation. Accessed via a well maintained communal entrance, the property offers a bright and spacious lounge with separate kitchen, one double bedroom and modern shower room. There are a number of added benefits including an on site warden, 24 hour emergency cords in each room, security entry phone system, lifts, communal lounge, communal laundry room, overnight guest suite, residents parking and well kept communal gardens. Situated on Wood Lane within a stones throw of Ruislip High Street with it's local shops and amenities, Waitrose supermarket, doctors surgery, bus routes and rail links (Metropolitan and Piccadilly).

LEASE

Approximately 96 years remaining.

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

OUTGOINGS

The maintenance charge is £2,581.94 paid half yearly.

Estates and Management £514.14 per annum paid half yearly.

COUNCIL TAX

London Borough of Hillingdon - Band D -
£1,760.46

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DISTANCE TO STATIONS

Ruislip (0.1 Miles) - Metropolitan/Piccadilly

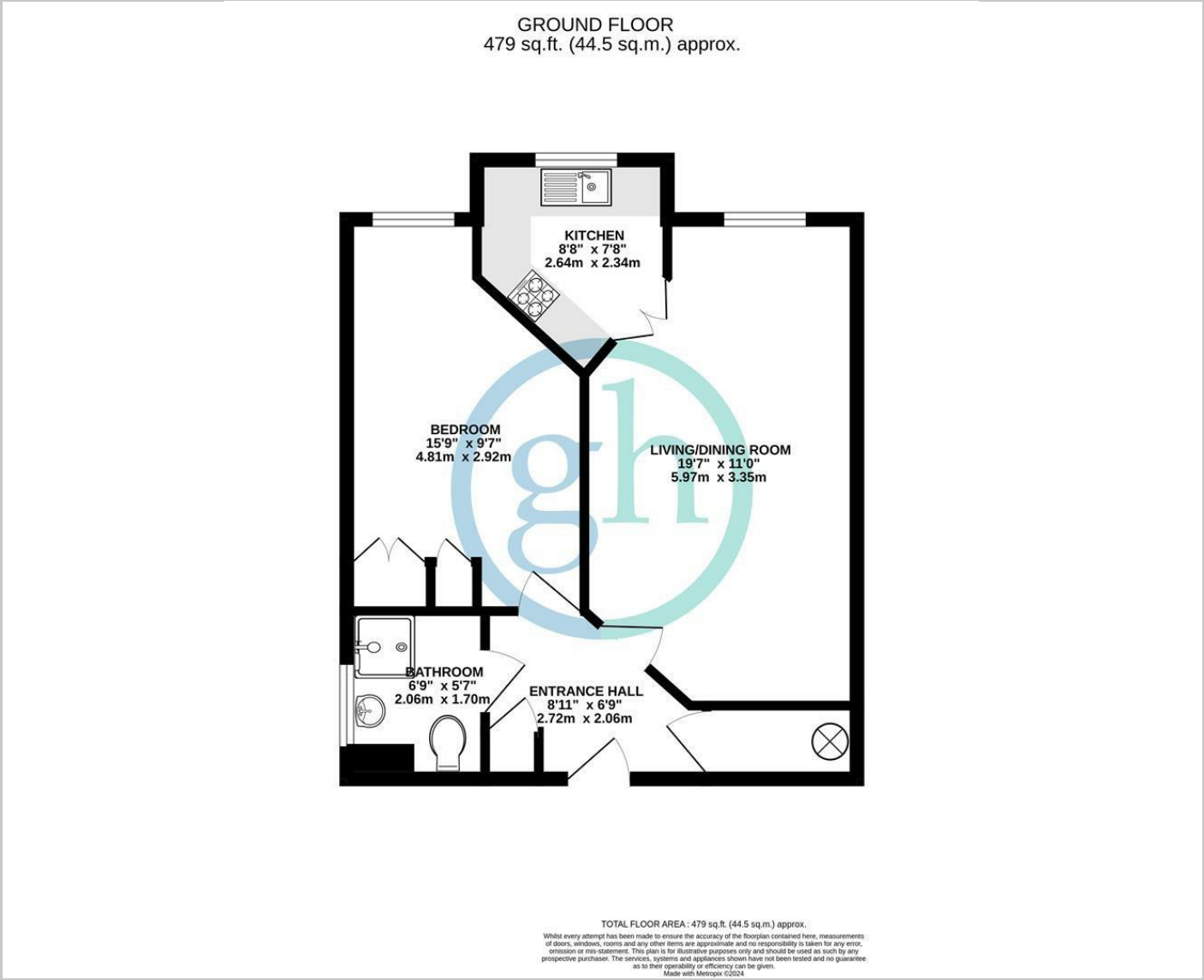
Ruislip Gardens (0.9 Miles) - Central line

NB

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. There is also a Development Manager on site who is available during the week.



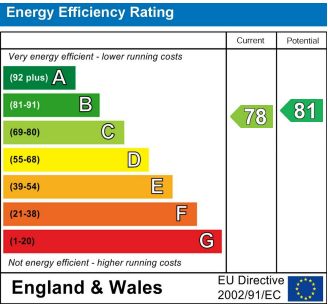
Floor Plans



Area Map



Energy Performance Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.