

Abercorn Grove, Ruislip, HA4 7YP

£200,000

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NO UPPER CHAIN. Gibson Honey are delighted to present to the market this well presented one bedroom first floor maisonette in the sought after North Ruislip area. Making an ideal purchase for investors and first time buyers alike, this maisonette is situated in a highly desirable location and briefly compromises: One double bedroom with fitted wardrobes, spacious living/dining room opened to a fitted kitchen and modern bathroom suite. The property benefits include: Double glazing, communal garden, allocated parking and a long lease. Ruislip's bustling High Street is only a short distance away which offers a wide variety of enticing shops and restaurants to include Waitrose Supermarket, Granero Lounge, Cafe Rouge and numerous coffee bars. There is also a service station at the end of the road that includes an M&S store and a cash machine. There is a bus service a few minutes walk away and the Metropolitan/Piccadilly Line Station at Ruislip offers a swift and regular service into Central London and The City. Ruislip Lido is with striking distance which offers fun for all the family and a stunning scenic route. The property is also ideally situated for the highly regarded Whiteheath primary school.







ENTRANCE HALL
Front aspect door, stairs to:

FIRST FLOOR LANDING
Storage cupboard, door to:

LIVING/DINING ROOM
Rear aspect double glazed window, wooden flooring, storage cupboard, radiator, leading to:

KITCHEN
Rear aspect double glazed window, wooden flooring, part tiled walls, a range of base and eye level units, inset stainless steel sink with drainer, integrated oven with two induction hob rings and extractor hood, space for fridge freezer.

BEDROOM
Front aspect double glazed window, fitted wardrobe, door to:



UTILITY ROOM
Tiled flooring, vanity unit incorporating wash hand basin, space for washing machine and dryer, door to:

BATHROOM
Front aspect double glazed frosted window, panel enclosed bath with shower attachment and mixer taps, low level wc.

PARKING
Permit parking.

COMMUNAL GARDEN
Mainly laid to lawn.

LEASE
147 years remaining.

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

OUTGOINGS
Service Charge: £137 per calendar month.
Ground Rent: Peppercorn.
Building insurance is included within the service charge along with gardening service. Freehold Managers PLC, Butlers Wharf Building.

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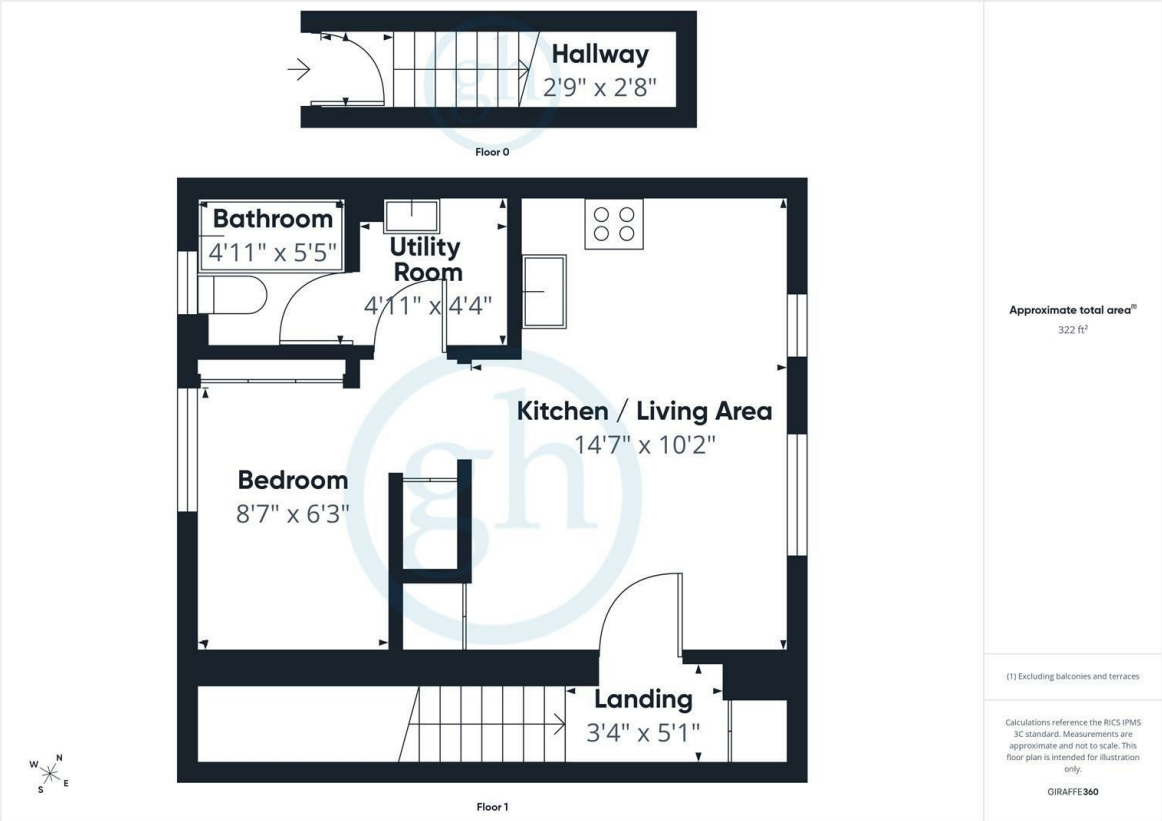
COUNCIL TAX
London Borough of Hillingdon - Band B - £1,590.91

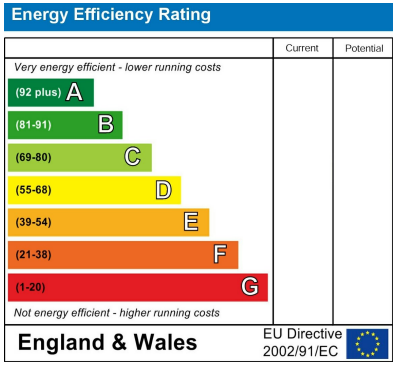
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DISTANCE TO STATIONS
West Ruislip (1.3 miles) - Central/Chiltern
Ruislip (1.4 miles) - Metropolitan/Piccadilly
Northwood Hills (1.5 miles) - Metropolitan

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