



Bell View Manor, Ruislip, HA4 7LH
£215,000



NO UPPER CHAIN. BEING SOLD VIA 'SECURE SALE'. A spacious and light-filled larger than average one bedroom ground floor apartment which is perfect for first time buyers and investors alike. Situated in this most convenient location off of Ruislip High Street, the property briefly comprises: Spacious lounge/diner, fitted kitchen and bathroom. The property benefits from double glazing and abundance of storage. Bell View Manor is conveniently located off of Ruislip High Street and is within walking distance to its range of shops and restaurants, such as Waitrose, Pizza Express, Granero Lounge and Café Rouge. Transport links include Ruislip train station on the Metropolitan / Piccadilly line, West Ruislip station on the Central line and many bus routes as well as the A40 with its road links into London and the Home Counties.



ENTRANCE HALL

Front aspect entrance door, storage cupboard x 2, entry phone system, doors to:

LIVING ROOM

Rear aspect double glazed window, electric storage heater.

KITCHEN

Rear aspect double glazed window, tiled flooring, part tiled

walls, a range of base and eye level units, stainless steel sink with drainer, space for washing machine, oven and fridge.

BEDROOM

Rear aspect double glazed window, electric storage heater.

BATHROOM

Part tiled walls, panel enclosed bath with shower attachment and mixer taps, pedestal wash hand basin, low level wc.



PARKING

Allocated

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

LEASE

999 years from 2008 (981 remaining as of 2026)

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OUTGOINGS

Ground Rent/Service Charge:
£1520

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COUNCIL TAX

London Borough of Hillingdon -
Band C - £1,818.19

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DISTANCE TO STATIONS

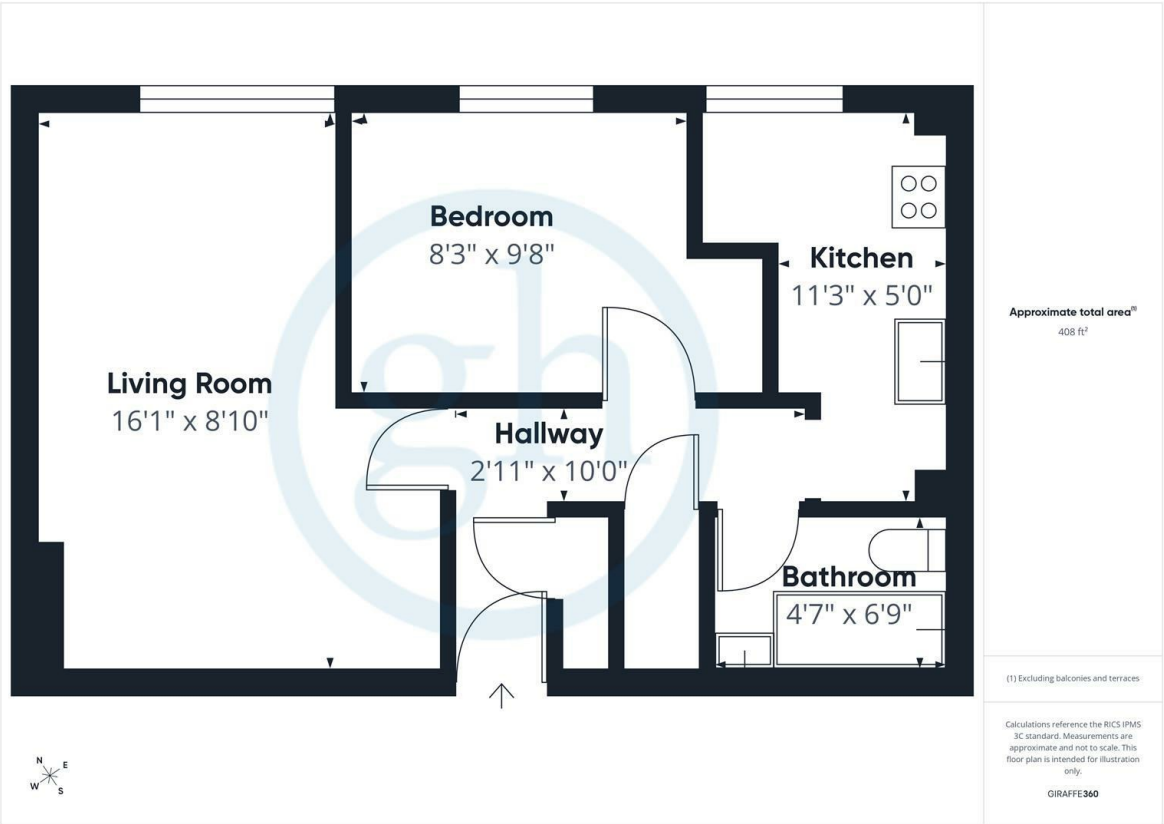
Ruislip (0.4 Mi) -
Metropolitan/Piccadilly
Ruislip Manor (0.6 Mi) -
Metropolitan/Piccadilly
West Ruislip (0.6 Mi) - Central
Line/Chiltern Railways

92 High Street, Ruislip, Middlesex, HA4 8LS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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