



Lakeside Close, Ruislip, HA4 7UE
£310,000



NO UPPER CHAIN. We are delighted to present to the market this spacious ground floor maisonette with own private garden. Set in this ever popular location in North Ruislip, this property is an ideal purchase for first time buyers and investors alike which briefly comprises: Through lounge/dining room, fitted kitchen, double bedroom and modern bathroom suite. The property benefits include : double glazing, gas central heating, own garden and built in storage space throughout. 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, Pizza Express 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 a stones throw away and 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, tiled flooring, storage cupboard x 2, leading to kitchen, doors to:

LIVING/DINING ROOM

Rear aspect double glazed sliding door to rear garden, tiled flooring, radiator.

KITCHEN

Front aspect double glazed window, tiled flooring, a range of base and eye level units, four gas hob rings with extractor hood, one a half stainless steel sink with drainer, integrated appliances including oven, fridge freezer and dishwasher.

BEDROOM

Rear aspect double glazed windows, fitted wardrobes, radiator.

BATHROOM

Front aspect double glazed frosted window, tiled flooring, tiled walls, panel enclosed bath with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

REAR GARDEN

Patio area, mainly laid to lawn, panel enclosed fence, garden shed x 1.

LEASE

189 years remaining.

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

OUTGOINGS

Community fee of £44 per calendar month.

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PARKING

Permit.

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COUNCIL TAX

London Borough of Hillingdon - Band C - £1,735.45

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DISTANCE TO STATIONS

West Ruislip (1.3 Miles) - Central/Chiltern Railways
Ruislip (1.3 Miles) - Metropolitan/Piccadilly
Ickenham (2.2 Miles) - Metropolitan/Piccadilly

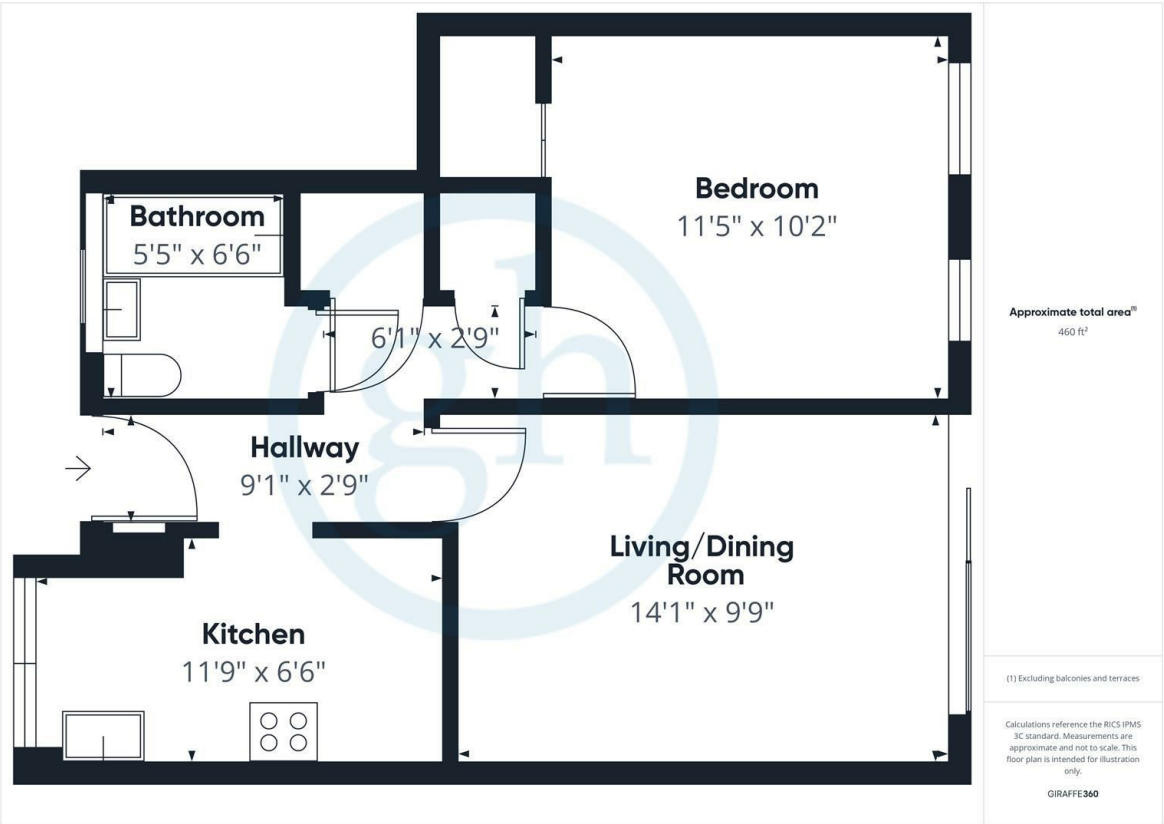


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

