



Sherleys Court, Ruislip, HA4 6DH

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.



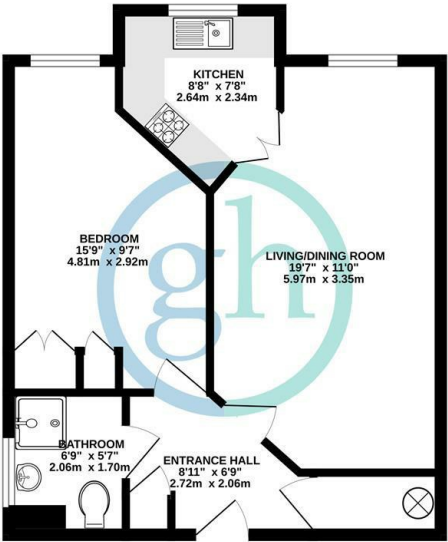
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GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA - 479 sq.ft. (44.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by 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 Metron CSDA.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 78      | 81                      |
| (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 |



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