

Dell Farm Road, Middlesex, HA4 7TX

£300,000

gibsonhoney

gibsonhoney

NO UPPER CHAIN. We are delighted to present to the market this two DOUBLE bedroom first floor apartment accompanied by lovely views situated in a peaceful location with own garage. Set on the first floor and nestled in this North Ruislip location, this property is suitable for first time buyers as well as investors alike and briefly comprises: Spacious living/dining room, fitted kitchen, two double bedrooms and modern bathroom suite. The property benefits include: Private balcony, double glazing, garage in a separate block, communal gardens, long lease and is just a short stroll from Ruislip Lido. This well proportioned home is situated only a short distance from Ruislip's bustling High Street which offers a wide variety of enticing shops and restaurants to include Waitrose Supermarket, Granero Lounge, Pizza Express, Zaza 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. For the commuter there is a bus service approximately five minutes walk away and the Metropolitan/Piccadilly Line Station in Ruislip offers a swift and regular service into Central London and The City.







ENTRANCE HALL
Side aspect entrance door, cupboard housing meters, radiator, doors to:

LIVING/DINING ROOM
Rear aspect double glazed window, rear aspect double glazed door to private, coved ceiling, downlighting, radiator, door to:

KITCHEN
Rear aspect double glazed window, tiled flooring, part tiled walls, a range of base and eye level units, stainless steel sink with drainer, integrated oven with four gas hob rings, integrated dishwasher, wall mounted boiler, space for appliances including fridge freezer, washing machine and dryer.

BEDROOM ONE
Front aspect double glazed windows, radiator, fitted wardrobes.



BEDROOM TWO
Front aspect double glazed window, radiator.

BATHROOM
Part tiled walls, panel enclosed bath with power shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, downlighting.

LEASE
In excess of 900 years.

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

OUTGOINGS
Service Charge approx £1200 - £1300 per annum.

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

COUNCIL TAX
London Borough of Hillingdon - Band D - £2,045.46

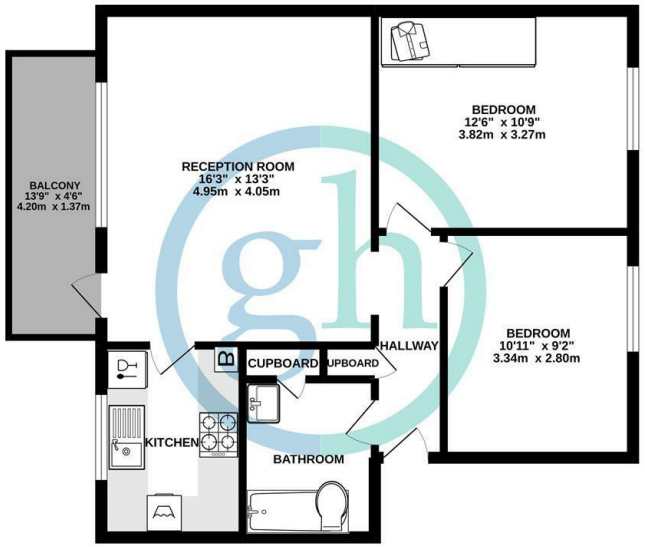
N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

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

92 High Street, Ruislip, Middlesex, HA4 8LS
T: 01895 677766
sales@gibsonhoney.co.uk
www.gibsonhoney.co.uk

gibsonhoney

GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 Metropix ©2022









You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. 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 or 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.