



Wood Lane, Ruislip, HA4 6JA

NO UPPER CHAIN. Situated in the heart of Ruislip is this well presented two bedroom GROUND FLOOR retirement apartment for the over 55s, 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 spacious lounge with separate kitchen, two good size bedrooms, modern shower room suite and DIRECT ACCESS to well kept communal garden. 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 and residents parking. Being conveniently placed close to Ruislip High Street, the property offers a most convenient lifestyle being within walking distance of multiple shopping facilities to include Waitrose Supermarket, Tesco Express, restaurants and numerous pizza outlets and coffee bars. There are excellent transport links to include the Metropolitan/Piccadilly line station offering swift and regular connections to Baker Street and West Ruislip Station is also within easy walking distance (Central and Chiltern Line - 15 minutes to Marylebone). Also close by are the ever popular Ruislip Woods and Ruislip Lido.



COMMUNAL ENTRANCE

Secure entrance which is well maintained and has lift access to all floors. There is access to the residents lounge, residents laundry room and overnight guest suite.

ENTRANCE HALL

Front aspect entrance door, security door entrance system, coved ceiling, storage cupboard housing tank, electric radiator, doors to:

LIVING ROOM

Rear aspect double glazed window, rear aspect double glazed door to communal rear garden, coved ceiling, feature fireplace, electric radiator, double doors to:

KITCHEN

Rear aspect double glazed window, part tiled walls, coved ceiling, a range of base and eye level units, stainless steel sink with drainer, electric hob with four rings and extractor hood, space for fridge freezer and integrated electric oven.



BEDROOM ONE

Side aspect double glazed windows, side aspect double glazed door to communal rear garden, coved ceiling, electric radiator, built in wardrobes.

BEDROOM TWO

Side aspect double glazed door to communal rear garden, electric radiator, coved ceiling.

BATHROOM

Tiled walls, shower cubicle with shower attachment and mixer taps, wall mounted wash hand basin, low level wc, downlighting, heated towel rail.

COMMUNAL GARDEN

Decked area, mainly laid to lawn, securely enclosed.

PARKING

One allocated space.

LEASE

95 years remaining.

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

OUTGOINGS

Ground Rent is £289.60 twice a year
= £579.20 per annum.

Service Charge (paid in two instalments or monthly) September & March = £5707.34 for this year (includes water).

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COUNCIL TAX

London Borough of Hillingdon - Band E - £2,278.09

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DISTANCE TO STATIONS

Ruislip (0.1 Miles) -
Metropolitan/Piccadilly
Ruislip Gardens (0.9 Miles) - Central
line

NB

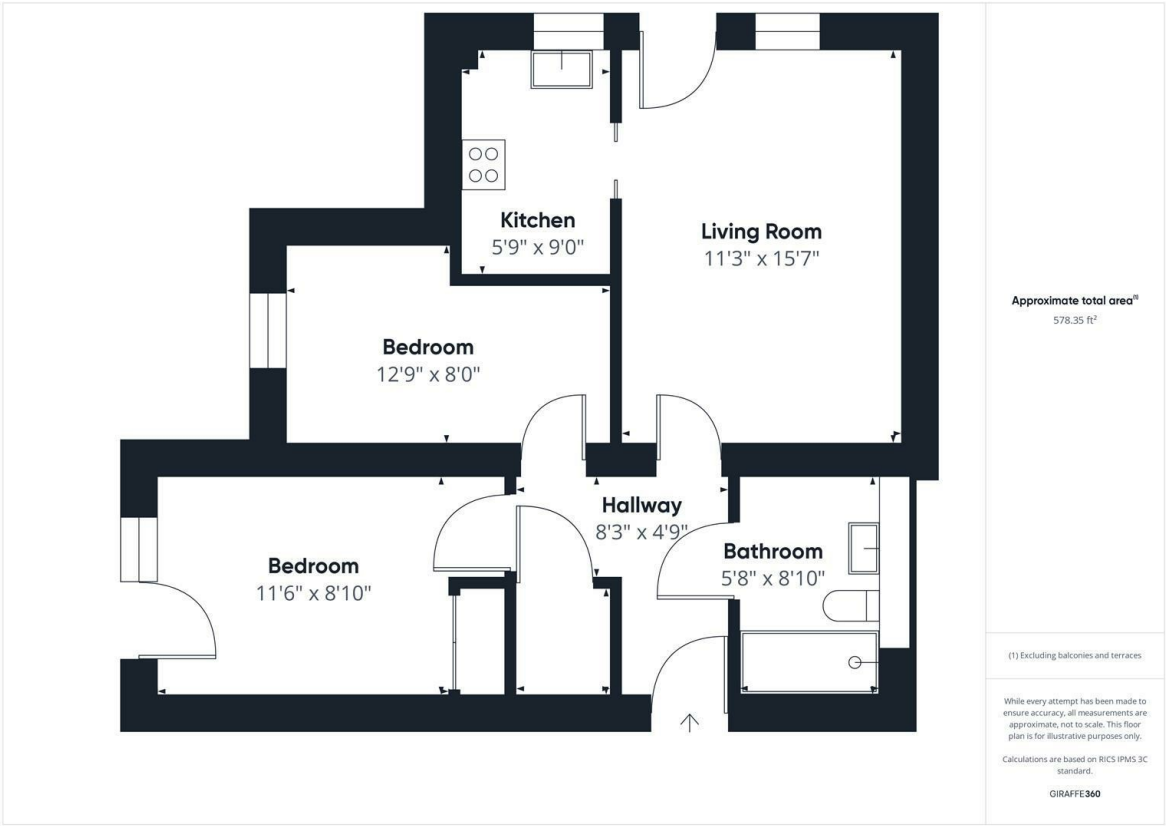
It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. There is also a Development Manager on site who is available during the week.

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