



Bourne Court, South Ruislip, HA4 6SW  
£265,000





NO UPPER CHAIN. A spacious and light-filled one bedroom split level apartment set in this ultra-convenient location. Just footsteps away from South Ruislip station, this property briefly comprises: living room, fitted kitchen, modern bathroom suite and well proportioned double bedroom. The property benefits from new 189 year lease, double glazing, permit parking, plenty of built in storage and low outgoings. Set in this highly convenient location, this property is ideally located for South Ruislip's shops and amenities including Sainsbury's supermarket and the Old Dairy site, including a cinema, several restaurants and Asda. Highly regarded schools such as Queensmead & Deansfield are close by. South Ruislip station provides swift and easy access to Central London via both the Central line and Chiltern Railways. For the motorist, the A40/M40/M25 is within striking distance.



## ENTRANCE HALL

Front aspect door, stairs to:

## FIRST FLOOR LANDING

Stairs to second floor landing, doors to:

## LOUNGE

Rear aspect double glazed window, radiator.

## KITCHEN

Front aspect double glazed window, a range of base and eye level units, one and a half sink with drainer, gas hob and electric oven, extractor hood, space for range of appliances to include under counter fridge and freezer and slimline dishwasher.

## SECOND FLOOR LANDING

Front aspect double glazed window, hatch to loft space, doors to:

## BEDROOM

Rear aspect double glazed window, radiator, built in wardrobe.

## BATHROOM

Front aspect double glazed frosted window, part tiled walls, built in storage cupboard, low level wc, pedestal wash hand basin, panel enclosed bath with mixer taps and hand shower attachment, wall mounted electric shower, radiator.

## LEASE

Brand new lease of 189 years.

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

## OUTGOINGS

The Vendor has informed us that they pay £151 per year for ground rent and £431 per year (albeit this changes ever so slightly from year to year) for building insurance which is paid via the buildings management company.

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BEFORE EXCHANGE OF CONTRACTS.

## COUNCIL TAX

London Borough of Hillingdon - Band C - £1,656.80

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## DISTANCE TO STATIONS

South Ruislip (0.1 miles) - Central line/Chiltern Railways  
Ruislip Manor (1.3 miles) - Metropolitan/Piccadilly



73 Victoria Road, Ruislip Manor, Middlesex, HA4 9BH

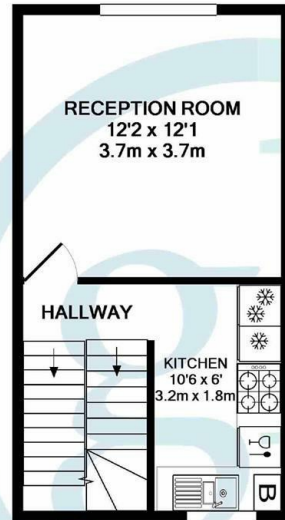
T: 01895 699077

[ruislipmanor@gibsonhoney.co.uk](mailto:ruislipmanor@gibsonhoney.co.uk)

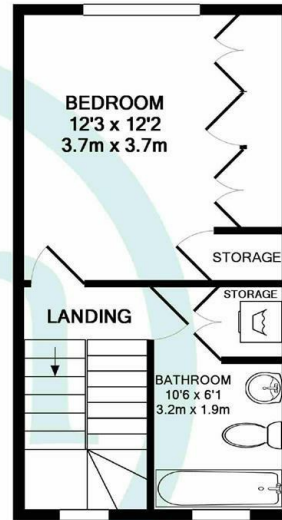
[www.gibsonhoney.co.uk](http://www.gibsonhoney.co.uk)



GROUND FLOOR  
APPROX. FLOOR  
AREA 32 SQ.FT.  
(2.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 270 SQ.FT.  
(25.1 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 270 SQ.FT.  
(25.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 571 SQ.FT. (53.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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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