

Elmtree Court, Ruislip, HA48PA

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Gibson Honey are pleased to present to the market this ground floor garden maisonette. This bright and spacious property which is set close to local amenities briefly comprises: Two bedrooms, good size living room, modern bathroom suite and fitted kitchen. The property benefits include: Double glazing, gas central heating, long lease and a rear garden.

This most sought after home is approximately 8 minutes walk away and equidistant of both Ruislip Manor & Eastcote's High streets which offer a good range of local shops, bus routes, restaurants, Parks and rail links (Metropolitan/Piccadilly). The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties. The property is also convenient for a number of local schools including Newnham, Bishop Ramsey, Warrender and Haydon.







ENTRANCE HALL
Radiator, doors to;

LIVING ROOM
Front aspect double glazed bay window, radiator, coved ceiling.

BEDROOM ONE
Rear aspect double glazed window, radiator, coved ceiling.

BEDROOM TWO
Front aspect double glazed window, radiator., storage cupboard.

BATHROOM
Rear aspect double glazed frosted window, fully tiled walls and flooring, panel enclosed bathtub with shower attachment, wash hand basin, low level w/c, radiator.



KITCHEN
Rear aspect door to utility space, a range of base and eye level units, part tiled walls, stainless steel sink and drainer, oven with four electric hob rings, extractor fan.

UTILTIY ROOM
Rear aspect double glazed door to garden, tiled floor, wall mounted boiler, space for frigde/freezer.

GARDEN
TBC

LEASE
113 years remaining.

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

OUTGOINGS
Ground Rent: £35 per annum.

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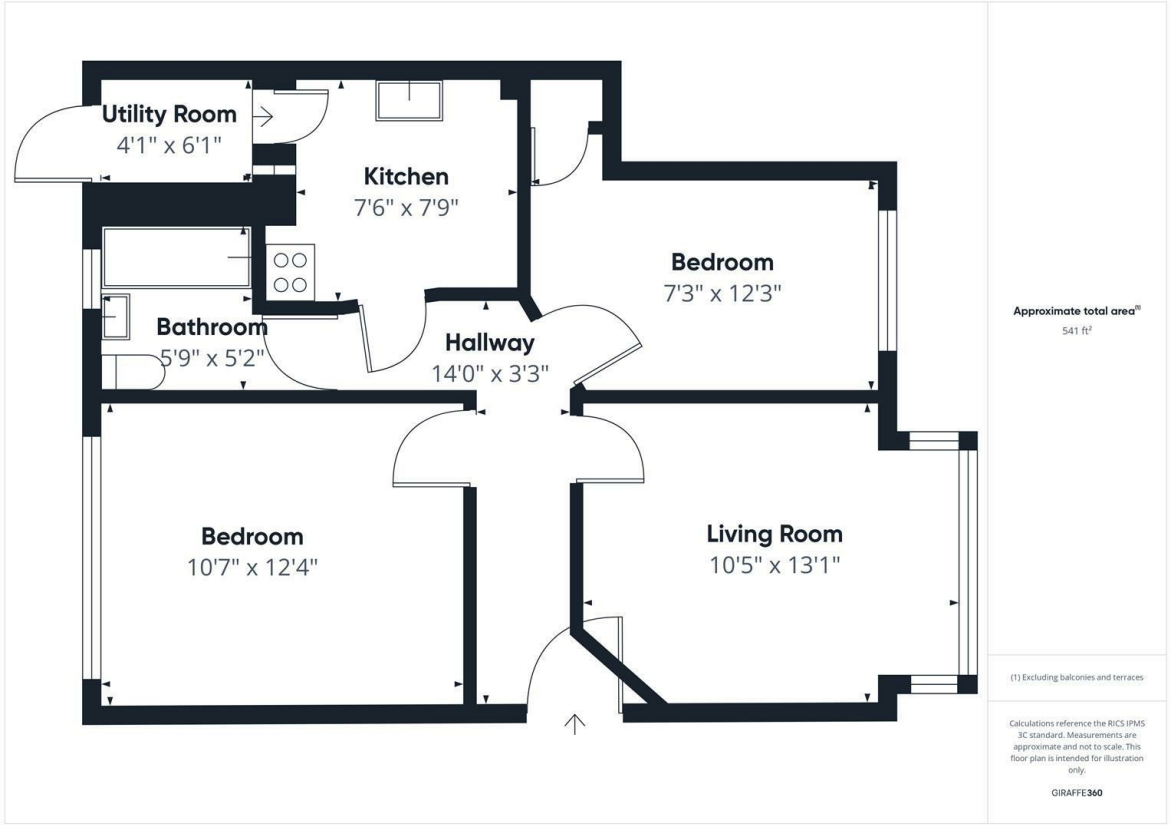
COUNCIL TAX
London Borough of Hillingdon-
Band C - £1,735.45

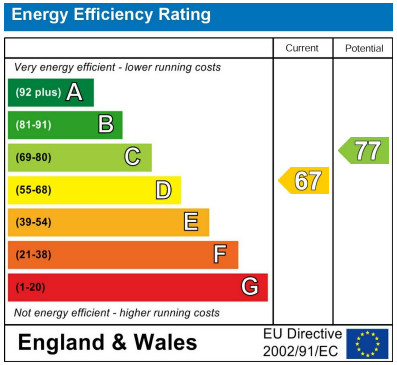
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DISTANCE TO STATIONS
Ruislip Manor- 0.3 Miles - Metropolitan/ Piccadilly
Eastcote- 0.5 Mile - Metropolitan/Piccadilly

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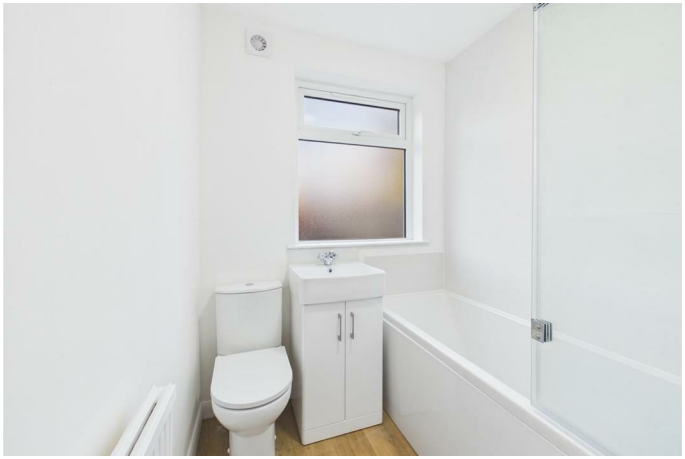












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