



1 bed apartment to buy in HA4

39 Coleridge Drive, Ruislip, London, HA4 8GT

£230,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Stunning Second Floor Apartment
- ✓ Recently Refurbished
- ✓ Modern Fitted Kitchen
- ✓ Beautiful Bathroom Suite
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **Cable**
- ✓ Mobile signal: **Good**

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £235,000

NO UPPER CHAIN. Gibson Honey are delighted to present to the market this recently second floor luxury apartment located in the stylish Pembroke Park development. This stunning property briefly comprises: lounge/diner open planned with modern fitted kitchen, beautiful family bathroom and spacious double bedroom. This property benefits from communal gardens, allocated parking, double glazing and gas central heating. The property is situated less than a mile from Ruislip Manor and Eastcote's bustling high streets where a vast array of shops, restaurants and coffee bars can be found as well as the Metropolitan/Piccadilly line station with swift and regular connections to Baker Street and the City.

Entrance Hall - Front door, radiator, storage cupboards x2, entry phone, doors to:

Lounge/Diner - Rear aspect double glazed window, radiator, breakfast bar through to:

Kitchen - Range of base and eye level units, wall mounted combi boiler in the kitchen, integrated dishwasher, space for a range of appliances such as fridge freezer and washing machine, gas hob, extractor hood

Bedroom - Rear aspect double glazed window, radiator, loft access

Bathroom - Tiled walls, tiled flooring, vanity unit incorporating wash hand basin, low level w/c, heated towel rail, extractor fan, panel enclosed bath

Parking - Allocated parking space for one vehicle

Outgoings - Service charge: £120 per month (includes building insurance)

Ground rent: £200 per annum

Lease - Approximately 115 years remaining.

We recommend your solicitor verifies this before exchange of contracts.

Council Tax - London Borough of Hillingdon - Band C - £1,735.45

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Distance To Stations - Eastcote (0.4 Miles) - Metropolitan/Piccadilly
Ruislip Manor (0.7 Miles) - Metropolitan/Piccadilly

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 110

Annual Ground Rent Amount: £200.00

Annual Service Charge Amount: £1,680.00

Price: Starting Bid £230,000

Property Type: Apartment

Parking: Allocated

Year built: 2007

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

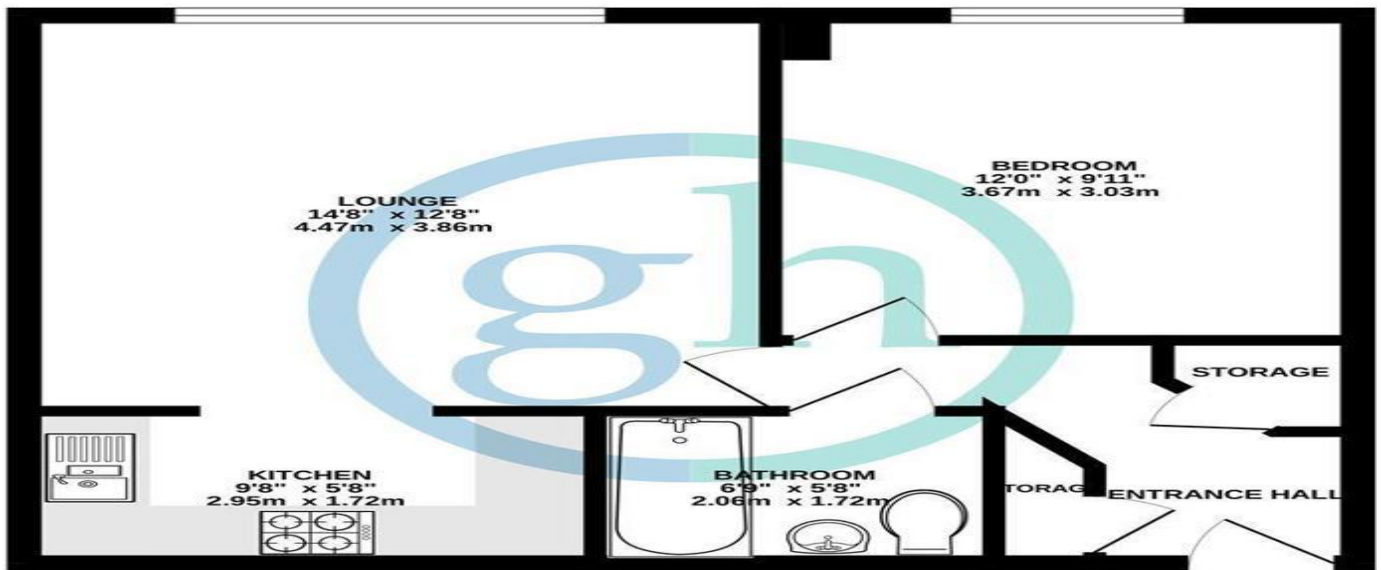
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 484 sq.ft. (45.0 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,
london@pattinson.co.uk, www.pattinson.co.uk**

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