



LAWRENCE RAND

Chaucer Court, 2 Glebe Avenue, Ruislip, HA4 6QZ

£375,000

Key features:

- Two-bedroom apartment
- Ground floor
- Two bathrooms

Chain Free

- Open plan kitchen/living room/diner
- Allocated parking
- Communal garden
- Long lease
- Sought after development
- Close to transport links & amenities
- Ideal investment opportunity

**About the property:**

Two double-bedroom, two-bathroom ground-floor apartment with allocated parking and no onward chain located with easy reach of South Ruislip Central line and mainline Station and the A40..

Once through the front door there is a large hallway which offers access to all rooms. The lounge is decorated in crisp contemporary tones with hard wood flooring which flows seamlessly into a contemporary kitchen. The kitchen has integrated appliances and stylish cream units. There is ample space in the reception room for a dining table. The room is also flooded with natural light from several windows. The master bedroom is a great size with fitted sliding wardrobes and an ensuite shower room. The second bedroom is also a good size and decorated in neutral tones. The family bathroom is modern with a stylish tile pattern and white three-piece suite. Outside - There is an allocated parking space for this apartment and a well

maintained communal rear garden for the use of all residents.

The property is conveniently located, just a few minutes-walk from South Ruislip Central/Mainline station and the local shops, as well as Sainsburys, Asda and the 'Old Dairy' complex. The A40/M40 M25 road network is just a couple of minutes-drive from the property, providing quick access to London & the Home Counties.

Verified Material Information:

Council tax band: D

London Borough of Hillingdon

Council tax annual charge: £1863.91 a year (£155.33 a month)

Tenure: Leasehold

Lease length: 125 years from 2007 (108 remaining).

Ground rent: £250 pa

Service charge: £2000 pa

Property construction: Standard form

Energy Performance rating: C

Suppliers:

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Additional information:

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

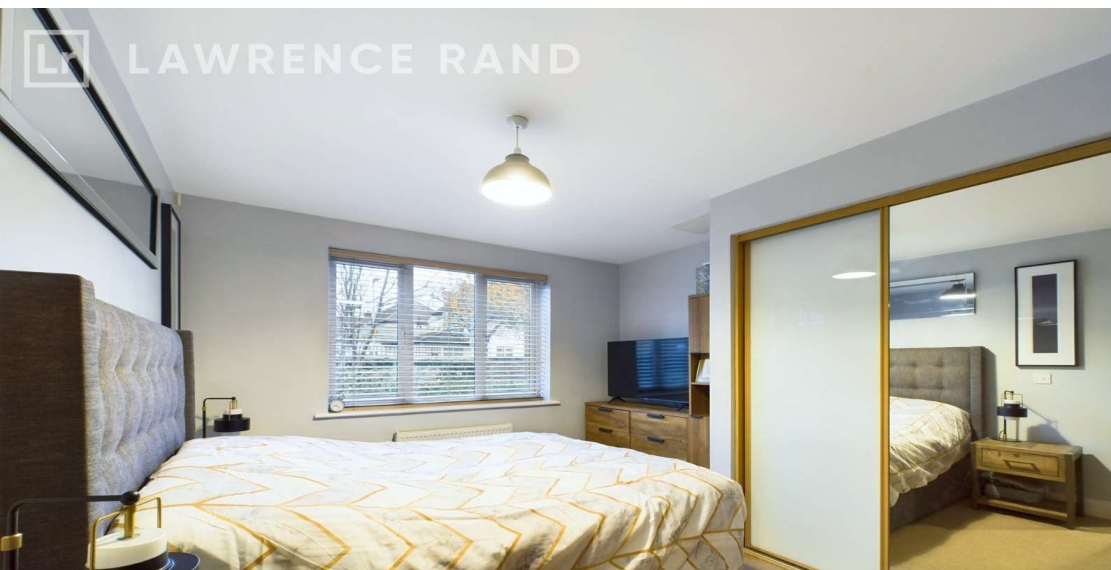
Non-coal mining area: Yes

All information is provided without warranty.

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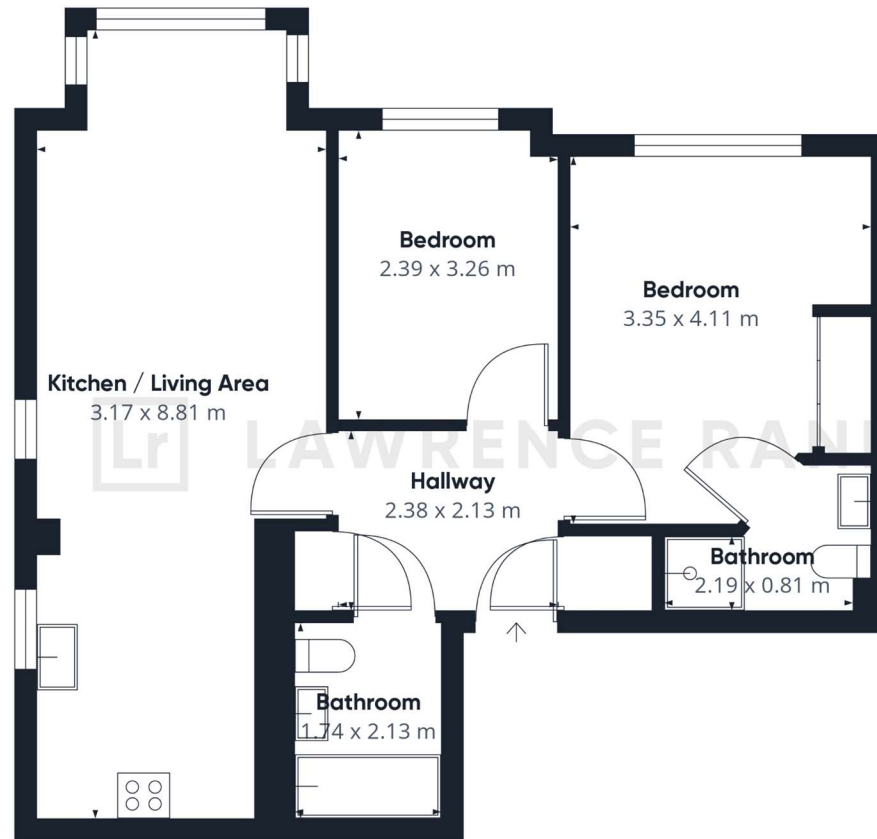
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	81
(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	



PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.