



**LAWRENCE RAND**

**Albury Court Deane Avenue, Ruislip**

Guide Price **£225,000**



## KEY FEATURES:

- ONE BEDROOM FLAT
- TOP FLOOR FLAT (NO LIFT)
- DOUBLE BEDROOM WITH FITTED WARDROBES
- BRIGHT RECEPTION ROOM
- MODERN KITCHEN
- ALLOCATED PARKING

Well presented One Bedroom Top Floor Apartment  
This delightful one bedroom top floor flat offers bright, comfortable living in a highly convenient location. The property features a spacious semi open-plan kitchen/reception room, a modern bathroom, and a double bedroom complete with built-in wardrobes. Additional benefits include allocated parking and a well-presented internal layout throughout.

Offering comfort, practicality, and a fantastic location, this property is an excellent choice for first-time buyers, professionals, or anyone seeking a well connected home.





Ideally positioned near the popular South Ruislip area, residents can enjoy easy access to a wide selection of local shops, supermarkets, cafés, and restaurants perfect for day-to-day convenience. Excellent transport links are close by, with South Ruislip Underground Station (Central Line & Chiltern Railways) within walking distance, making commuting simple and efficient. Multiple bus routes also serve the area, providing further connectivity.

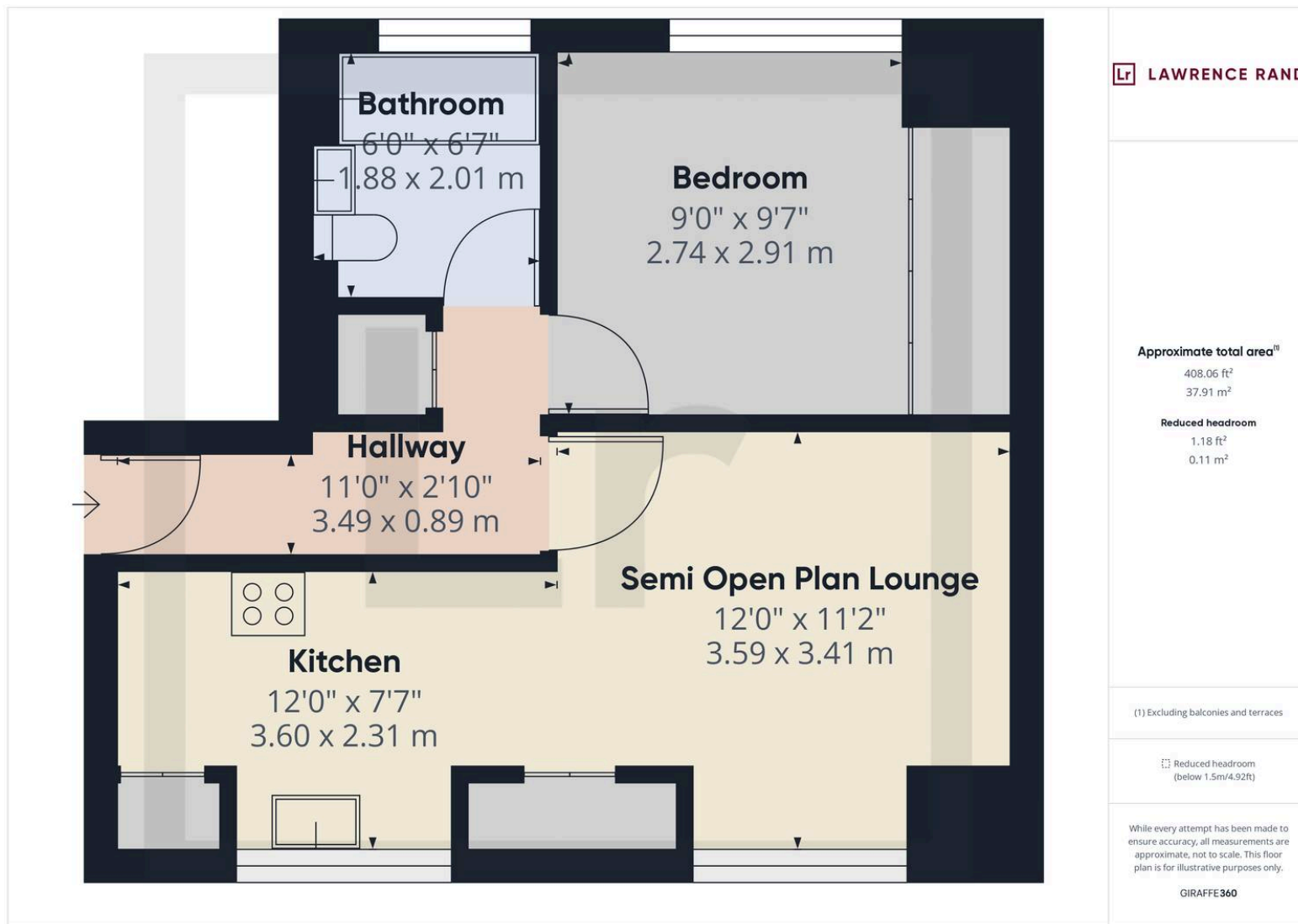
Verified Material Information:

- Tenure: Leasehold
- Length of Lease: 174 years
- Service Charge: £1968.86 per year
- Local Authority: Hillingdon
- Council Tax Band: C

Suppliers & Connectivity:

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: FTTP (Fibre to the Premises)
- Mobile Coverage: O2, Vodafone, Three, EE – Excellent





## Lawrence Rand

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