



**Bell View Manor, The Oaks, HA4 7LH**

Guide Price £270,000 | Share of Freehold



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## Key Features & Description:

- Modern kitchen with ample storage and work surfaces
- Stylish shower room with contemporary suite
- Attractive communal gardens and residents parking
- Secure entry system and well-maintained building
- Convenient access to Ruislip and Eastcote amenities

This well presented one bedroom top floor apartment offers bright accommodation throughout and is set within a well maintained development, ideal for first time buyers, investors, or those looking to downsize offered with share of freehold and no onward chain A welcoming entrance hall with two storage cupboards leads through to a generous lounge, providing ample space for both living and dining. The room is flooded with natural light, creating a warm and inviting atmosphere. The modern fitted kitchen features wooden cabinetry, tiled splashbacks, and practical work surfaces, together with space for appliances. The double bedroom benefits from built-in wardrobes and plenty of natural light, while the stylish shower room includes a contemporary corner shower enclosure, vanity unit, and heated towel rail. The property enjoys a peaceful position within an attractive, landscaped development, with mature communal gardens and resident parking.

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### **Location:**

Situated in a convenient location close to Ruislip and Eastcote, the property offers excellent access to shops, cafés, and restaurants, along with multiple transport options including the Metropolitan, Piccadilly, and Central line stations.

### **Verified Information:**

Council tax band: C

Local authority: London Borough of Hillingdon

Tenure: Share of Freehold

Lease: 983 Years remaining

Service charge: £1440 per year

Energy Performance rating: D

### **Suppliers:**

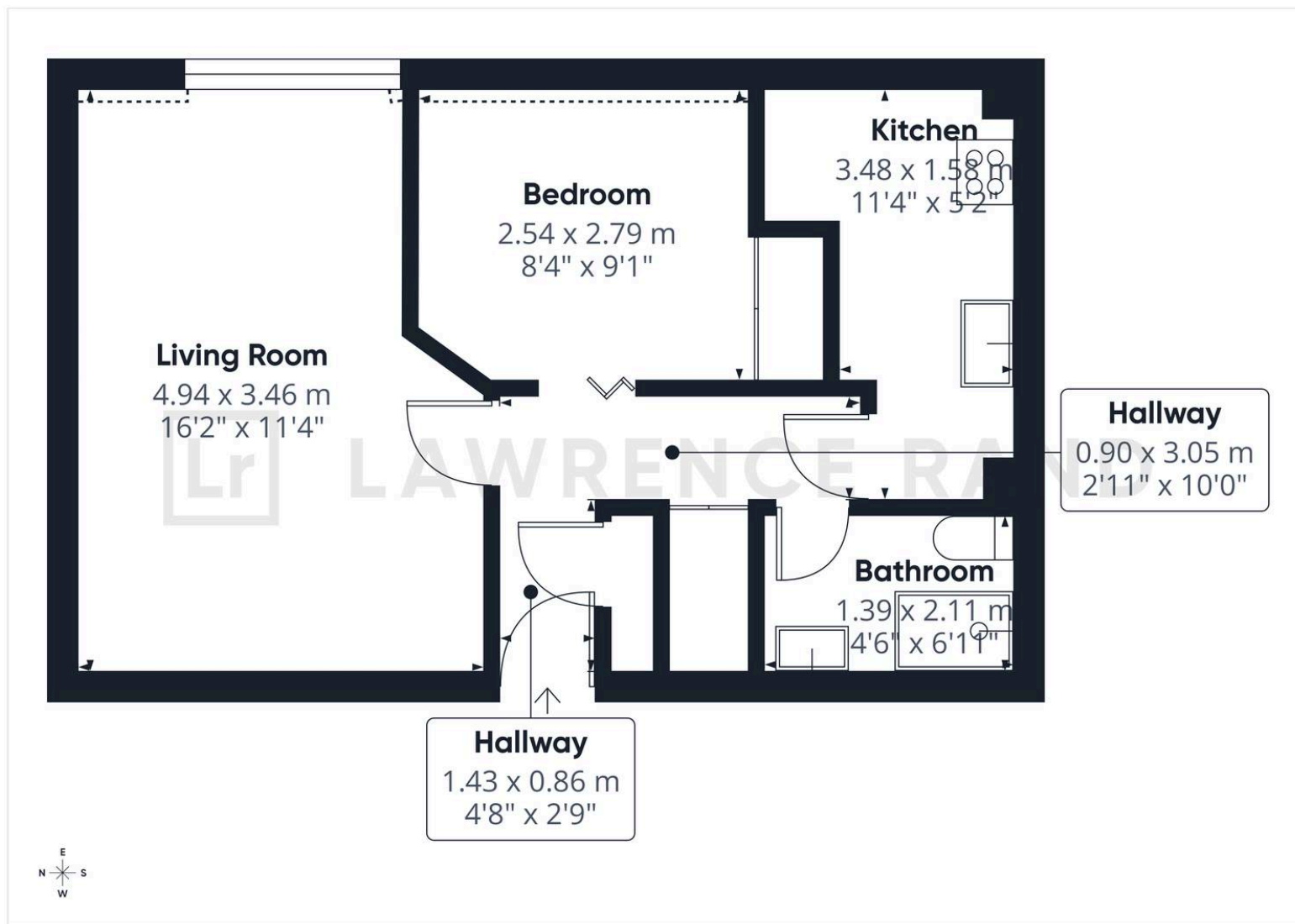
Electricity supply: Mains, Water supply: Mains water, Sewerage: Mains

Heating: Gas central heating

### **Broadband & mobile coverage:**

Broadband: FTTP (Fibre to the Premises)

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



## Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

[Sales@lawrence-rand.co.uk](mailto:Sales@lawrence-rand.co.uk)

[www.lawrence-rand.co.uk](http://www.lawrence-rand.co.uk)

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