



**LAWRENCE RAND**

**Bourne Court, South Ruislip**

In Excess of **£450,000**



# Bourne Court

## South Ruislip, Ruislip

Set within the contemporary Bourne Court development, this beautifully presented first floor apartment combines modern design with practical comfort, offering a bright and spacious layout complemented by a private balcony and allocated parking.

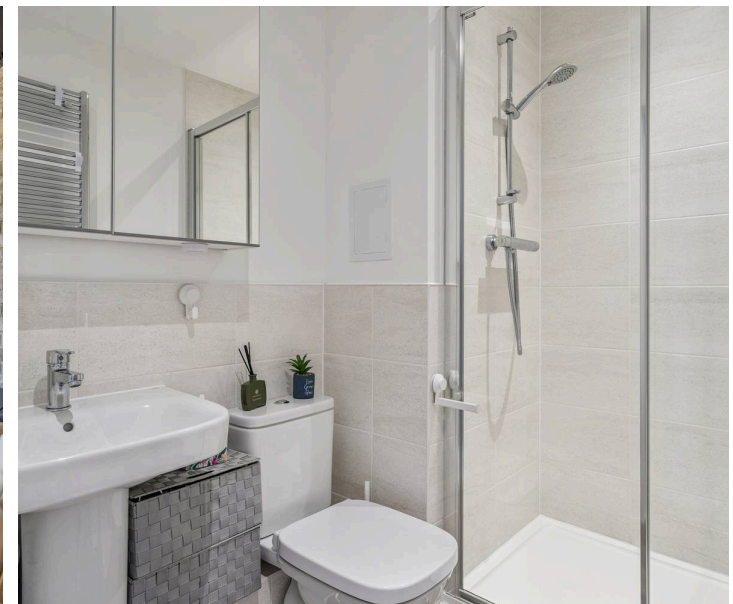
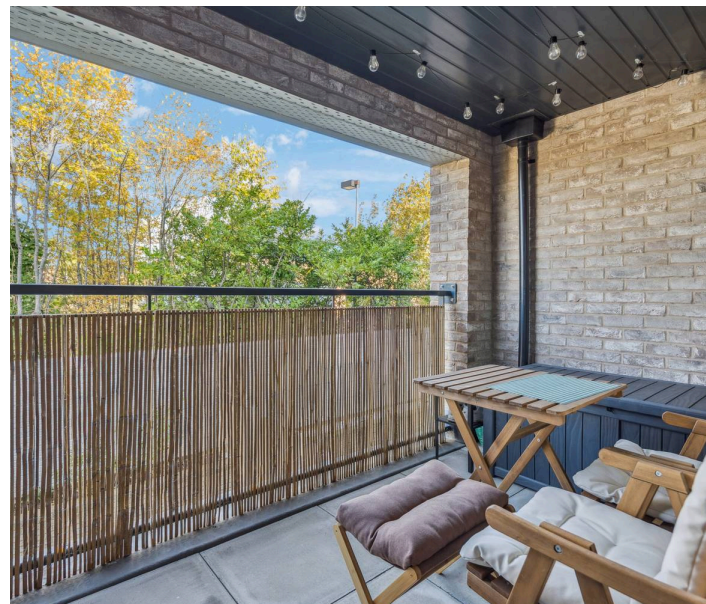
The accommodation spans approximately 706 sq ft and comprises a welcoming entrance hall leading through to an impressive open-plan dining and sitting room, opening directly to the covered balcony, a perfect spot for morning coffee or relaxed evening dining.

The separate kitchen is fitted with high-gloss cabinetry, integrated appliances including a dishwasher, fridge, washer/dryer and twin ovens, and even features a water softener left by the current owners.

The principal bedroom offers fitted wardrobes and access to a sleek en-suite shower room, while the second double bedroom is served by a modern family bathroom finished in neutral tiling.

Additional benefits include a utility cupboard, gas central heating with a boiler serviced annually, and the reassurance of a 10-year NHBC warranty (approx. 7 years remaining). The property is only three years old and has been carefully maintained since the sellers moved in during May 2023.

Externally, residents enjoy access to gated parking for one car, secure communal entrances, and a private residents' play park, making this development ideal for professionals, couples or young families.



Bourne Court is located just a short walk from South Ruislip station (Central Line & Chiltern Railways), as well as numerous shops, restaurants and amenities including a Sainsbury's, Asda and Cineworld complex.

**Please note:** the sellers are unable to complete their onward move until Summer 2026 (from July onwards), and any sale will need to accommodate this timescale.

**Verified Information:**

- Council tax band: D
- Local authority: London Borough of Hillingdon
- Tenure: Shared Leasehold
- Lease expires: 9.4.2144
- Service charge: £1,200 per year
- Energy Performance rating: B
- 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

**Disclaimer:**

Lawrence Rand Limited has made every effort to ensure the accuracy of the information contained in this brochure. However, we do not accept responsibility for any errors, omissions, or misstatements. All measurements, distances, and descriptions are approximate and intended for guidance only.

Prospective purchasers should verify all information themselves by inspection or otherwise. No warranty is given or implied, and these particulars do not constitute or form part of an offer or contract.

Lawrence Rand reserves the right to amend or withdraw any property from the market without notice.







## Bourne Court, South Ruislip, HA4

Approximate Gross Internal Area  
65.6 sq m / 706 sq ft

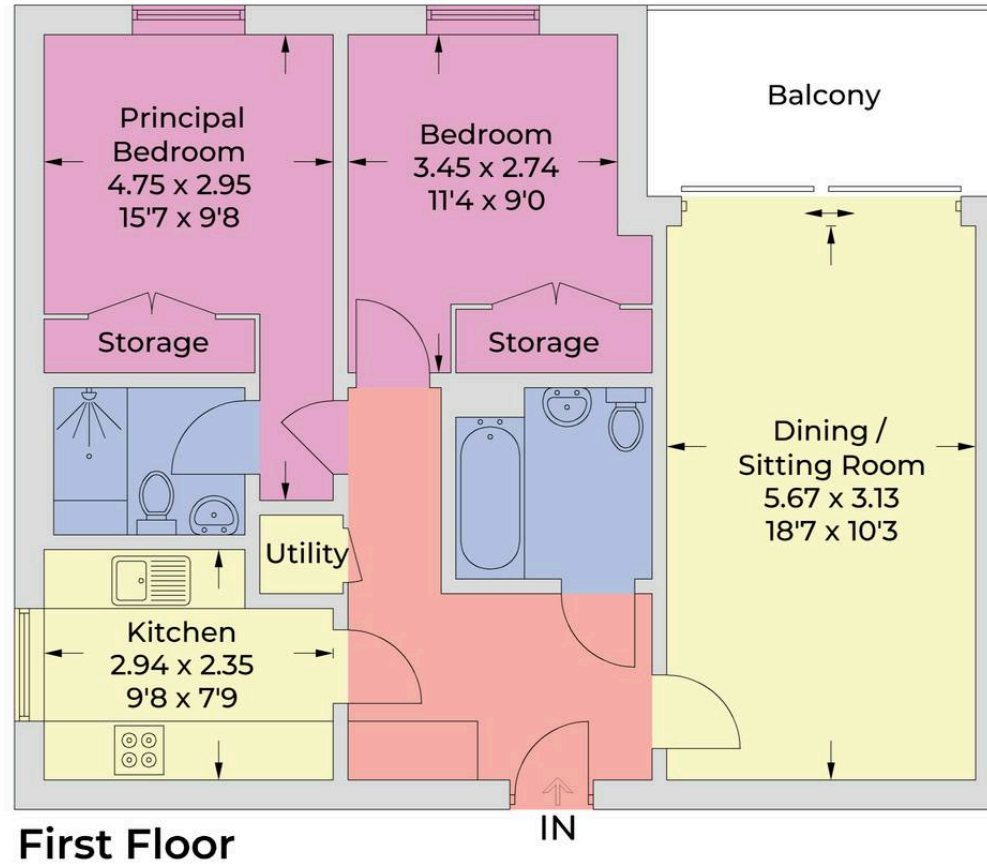


Illustration for identification purposes only,  
measurements are approximate, not to scale.  
© CJ Property Marketing Produced for Lawrence Rand

## Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211 • [Info@lawrence-rand.co.uk](mailto:Info@lawrence-rand.co.uk) • [www.lawrence-rand.co.uk](http://www.lawrence-rand.co.uk)