



10 Rotary House

Breakspear Road North Ruislip, HA4 7ST

£284,950



**** NEW LEASE ON COMPLETION *****A substantial TWO BEDROOM apartment of some 756 SQUARE FEET located on the top floor set in the highly desirable location of NORTH RUISLIP.

The property comprises a bright light filled lounge/diner, a galley style fitted kitchen, Two double bedrooms, and a good size family bathroom. The property offers a superb opportunity for first time buyers or investors.

Benefits include, DOUBLE GLAZING throughout, entry phone system and RESIDENT PARKING. The property has the added advantage of being sold with NO UPPER CHAIN.

Rotary House is situated in North Ruislip just moments from the local amenities of Ruislip High Street which is easily accessible via the H13 Bus. There are excellent transport facilities including the Metropolitan/Piccadilly line station providing swift and regular connections to Baker Street and the City. Ruislip Lido and Ruislip Woods are only a 5 minute's away making it perfect for leisurely walks.

Call VENDORS SOLE AGENTS to avoid missing out.



Communal entrance
Entry phone system

Communal hallway
Stairs to all floors

Own front door

Large hall way

Lounge/diner

Kitchen

Bedroom one

Bedroom two

Family bathroom

Outside

Resident parking
Allocated parking space in a private car park

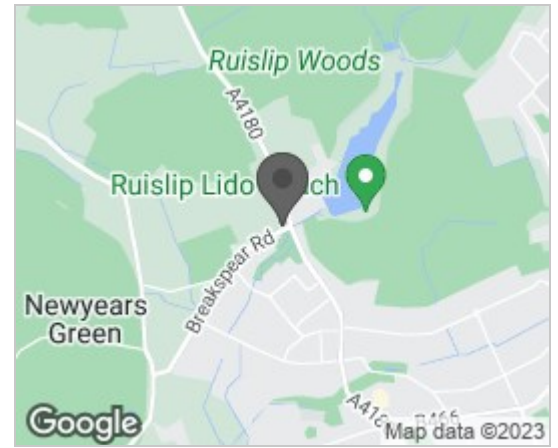
Further information
Lease- NEW LEASE GRANTED ON COMPLETION We have been advised the number of years remaining on the lease is 89 years(99 years from and including 30 September 2011)

Service Charge- We have been advised the service charge is £1500 per annum (including building insurance)

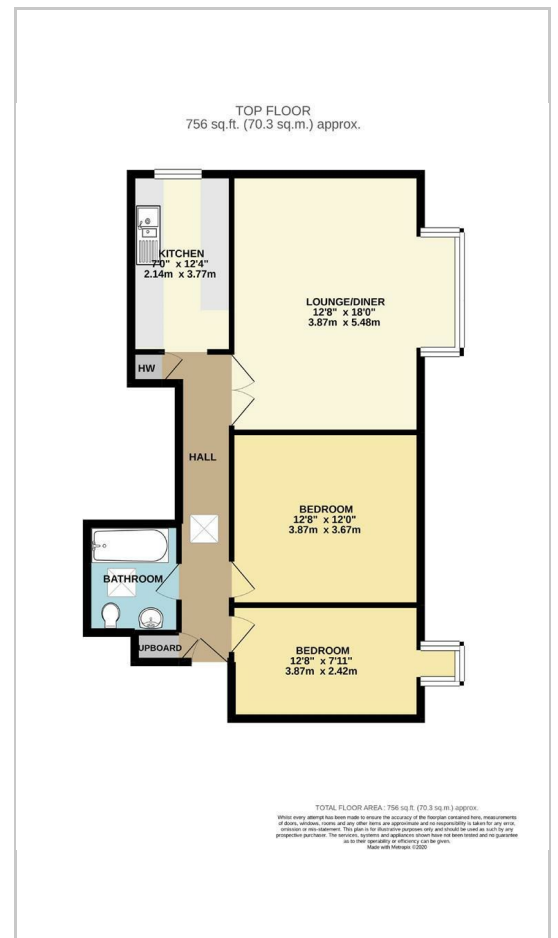
Ground Rent- We have been advised the ground rent is £100 per annum.

Council Tax- Band C

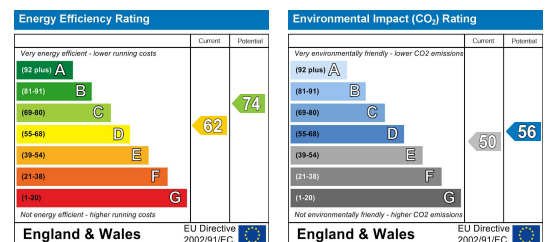
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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