



WARBURTON COURT, VICTORIA ROAD, RUISLIP

£265,000

**** SHARE OF FREEHOLD WITH 973 YEAR LEASE REMAINING **** A spacious and well maintained one bedroom first floor purpose built flat situated in the heart of Ruislip Manor and conveniently located within 0.2 miles from Ruislip Manor Metropolitan/Piccadilly Line station. The property briefly comprises of, a communal entrance with stairs to all floors, hallway and internal hallway with built in storage cupboards, 15'8" living room, large modern fitted kitchen, double bedroom and modern bathroom. Further benefits include double glazing, gas central heating, secure entry phone system, communal off street parking for residents, communal grounds with bin store area and no upper chain delays.

- ONE BEDROOM FIRST FLOOR PURPOSE BUILT FLAT
- SHARE OF FREEHOLD WITH 973 YEAR LEASE REMAINING
- SPACIOUS AND WELL MAINTAINED THROUGHOUT
- 15'8" LIVING ROOM
- MODERN FITTED KITCHEN AND BATHROOM
- SECURE ENTRY PHONE SYSTEM
- IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- COMMUNAL PARKING FOR RESIDENTS
- COMMUNAL GROUNDS WITH BIN STORE
- CONVENIENTLY LOCATED FOR SHOPS AND TRANSPORT LINKS

Ground Floor

Communal Entrance

Communal entrance via rear aspect door, secure entry system, stairs to all floors.

First Floor

Hallway

Entrance into hallway via side aspect door, wall mounted phone entry system, built in storage cupboard, power point, radiator, carpeted flooring.

Living Room

15' 8" x 11' 4" (4.78m x 3.45m) Rear aspect double glazed window, radiator, power points, TV aerial, phone point, carpeted flooring.

Kitchen

9' 6" x 9' 3" (2.90m x 2.82m) Rear aspect double glazed window, range of wall and base level units with roll top work surfaces, single sink with drainer, integrated gas hob with oven below and overhead extractor fan, wall mounted 'Potterton' boiler, space for fridge/freezer, space for dishwasher, plumbed for washing machine, part tiled walls, power points, lino flooring.

Inner Hallway

Built in storage cupboard, carpeted flooring.

Bedroom

11' 4" x 10' 7" (3.45m x 3.23m) Rear aspect double glazed window, radiator, power points, carpeted flooring.

Bathroom

7' 9" x 4' 7" (2.36m x 1.40m) Side aspect frosted double glazed window, low level W/C, pedestal hand wash basin with mixer tap, panel enclosed bath with mixer tap and shower attachment, part tiled walls, radiator, lino flooring.

Outside

Parking

Communal parking for residents.

Communal Grounds

Communal grounds with bin store area.



DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

FIRST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 505 sq.ft. (46.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025