

£315,000 Leasehold

Flat Seventeen Flowerdown Court, 2 Flowers Avenue, Ruislip, London HA4 8GF



- Second Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Parking Space
- Parks and Gardens Nearby
- Approx. 545 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Communal Bicycle Store
- Eastcote Station within Easy Reach

## GENERAL DESCRIPTION

A spacious and smartly-presented flat on the second floor of this modern development (building has a lift). The property has a twenty-five-foot reception room with open-plan kitchen area featuring sleek, white units and integrated appliances. The bedroom is a good size and there is a simple yet stylish bathroom with pencil mosaic tiles. A pair of storage/utility cupboards have been provided in the entrance hallway and well-insulated walls, double-glazed windows and gas central heating make for a good energy-efficiency rating. Highgrove Pool and Fitness Centre is just minutes away. Nearby are public gardens such as Wanderer Park and Eastcote House Grounds and only a little further afield are Ruislip Common, Lido and Nature reserve. The flat comes with use of a parking space and access to the communal cycle store plus Eastcote Station (Metropolitan and Piccadilly lines) is within comfortable walking distance.

**Tenure:** Leasehold (125 years from 01/01/2008).

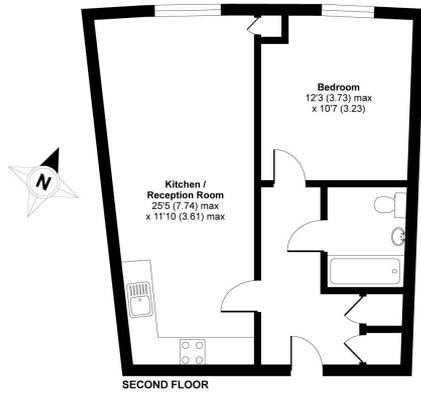
**Service Charge:** £183.83 per month (subject to annual review).

**Ground Rent:** £250.00 for the year (to be formally confirmed during conveyancing).

**Council Tax:** Band C, London Borough of Hillingdon.

**Please Note:** This property is currently part-owned by A2Dominion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).



## DIMENSIONS

### SECOND FLOOR

#### Entrance Hall

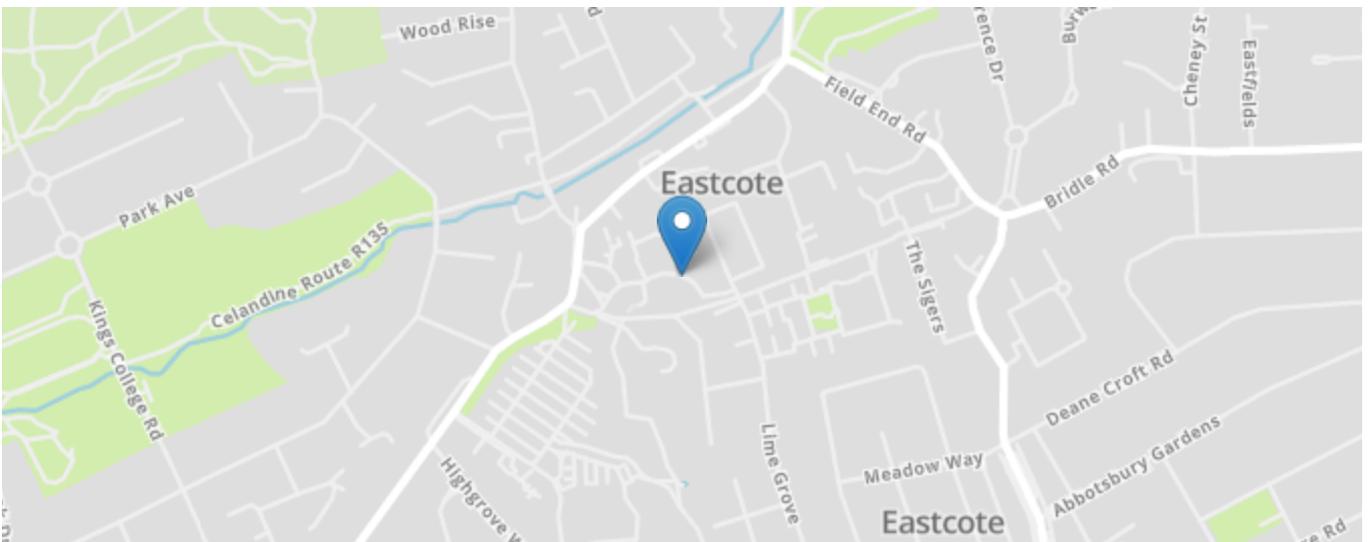
**Reception**  
25' 5" max. x 11' 10" max. (7.74m x 3.61m)

**Kitchen**  
included in reception measurement

**Bedroom**  
12' 3" x 10' 7" (3.73m x 3.23m)

**Bathroom**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.