



Ottawa House Rodwell Close, Ruislip

£300,000 Leasehold

Two bedroom flat • Two bedroom ground floor flat • In need of complete refurbishment & modernisation to create your own bespoke home • Separate kitchen • Living room • Bathroom • Benefitting from a garage • Long lease • Ideal investment opportunity or first time purchase



LAWRENCE RAND

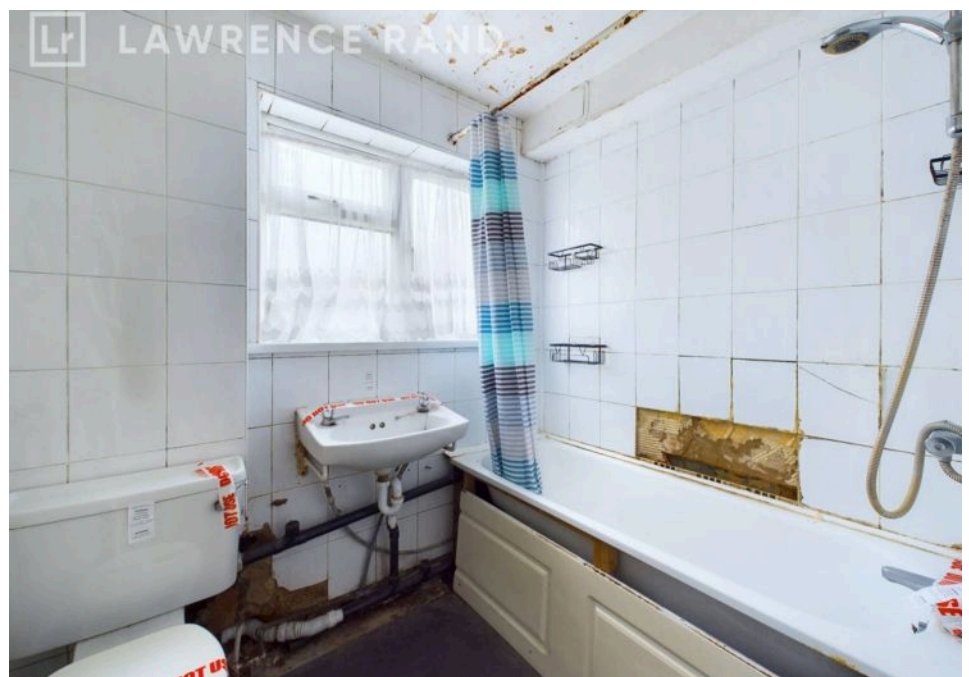
This two-bedroom ground floor flat offers an exciting opportunity for those looking to create their own bespoke home. In need of complete refurbishment and modernisation, this property provides a blank canvas for your personalised touch.

The flat comprises a separate kitchen, a spacious living room, a bathroom, and benefits from a garage, enhancing convenience and storage options. With a long lease in place, this property is both an ideal investment opportunity and a suitable choice for a first-time purchase.



Location:

Rodwell Close offers great access to Eastcote high street and its multiple facilities including the Metropolitan and Piccadilly lines. For the motorist the A40/Western Avenue is a short drive away which provides swift access into Central London and the surrounding Home Counties.





Verified Material Information:

Council tax band: C

Council tax annual charge: £1656.80 pa

Energy Performance rating: C

Lease length: 932 years

Ground rent: £50.00 per annum

Service charge: £1260 per annum

Property construction: Standard form

Parking: Garage

Electricity supply: Mains electricity

Water supply: Mains water supply

Heating: Central heating

Heating features: Double glazing

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

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

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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