



Key Features:

- Two bedroom upper floor flat
- Located in a popular development
- Close to South Ruislip & Northolt transport links
- Well kept communal gardens
- Comes with two allocated parking spaces
- Ideal investment opportunity
- Comes with a long lease

Located in a popular development, this two-bedroom upper floor flat offers a comfortable and convenient living space. As you step into the flat, you are greeted with a cosy atmosphere. The spacious living room is perfect for relaxing or entertaining guests, while the two bedrooms provide a peaceful retreat. The second bedroom could also be used as a dining room. This property is not only ideal for homeowners but also presents a great investment opportunity. With its proximity to South Ruislip and Northolt transport links, it ensures easy access to the city and beyond, making it a desirable location for potential tenants.

The well-kept communal gardens offer a serene setting to unwind outdoors. Additionally, the two allocated parking spaces provide convenience and peace of mind for residents with vehicles.

Moreover, this flat comes with a long lease, adding value and stability to your investment. Whether you are looking for a new home or seeking an investment opportunity, this property caters to various needs and preferences.



Location:

Rabournmead Drive is well located for Northolt and South Ruislip's shopping and transport facilities (Central Line/British Rail Connection). Alternatively for the motorist the A40/Western Avenue is a short drive away giving direct access into Central London and the surrounding Home Counties.

Verified Material Information:

Local Authority: Hillingdon

Council tax band: C, Council tax annual charge: £1656.80

Length of lease: 250 Years remaining

Service charge yearly: £408 00 every three months which includes the buildings insurance and ground rent

EPC Rating: C

Suppliers:

Electricity supply: Mains,

Water supply: Mains water,

Sewerage: Mains

Heating: Gas central heating

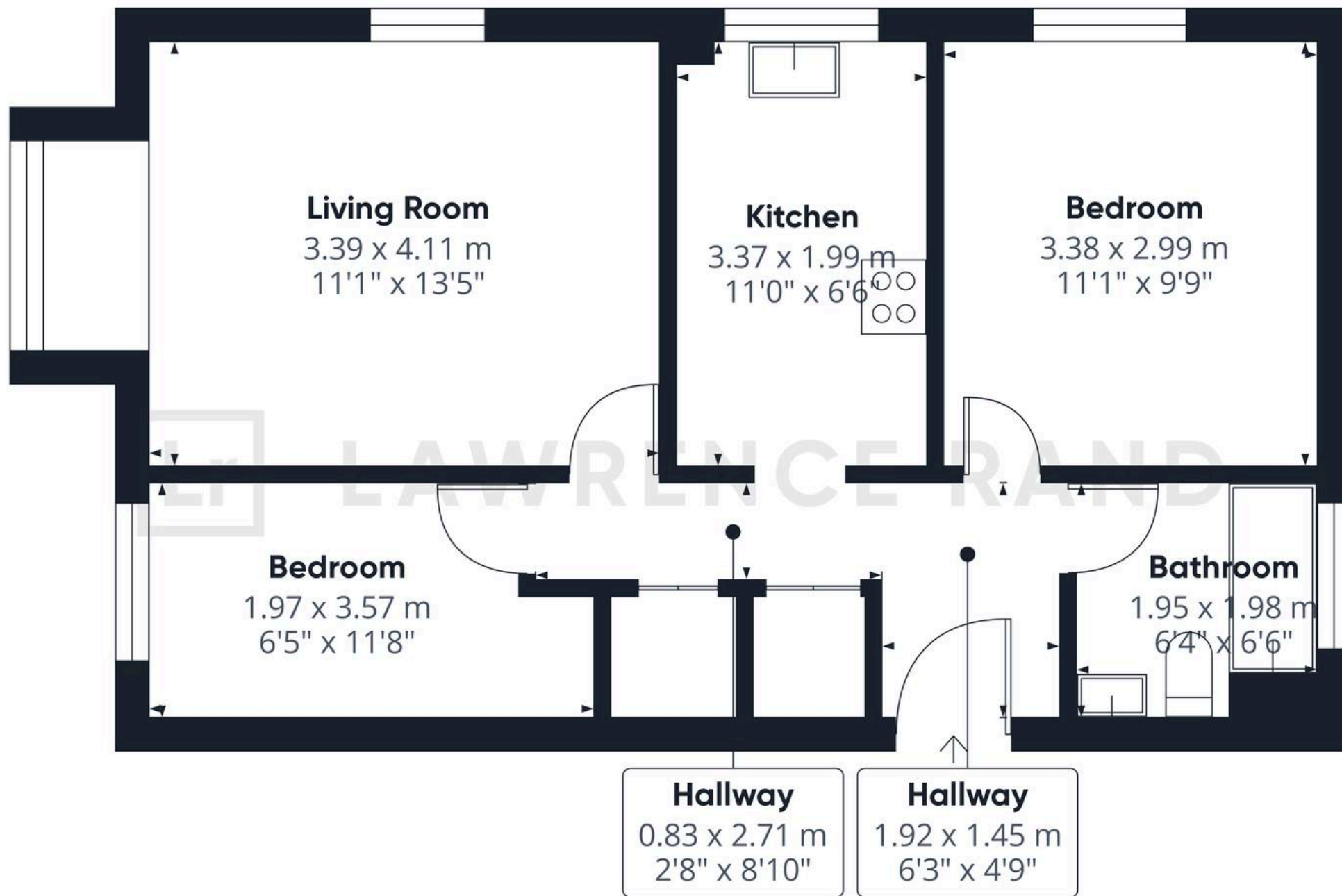
Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

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

Disclaimer: The information provided in this description is for illustrative purposes only and should be verified by potential buyers. It is recommended to consult with professionals to confirm all key details about the property.







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