



**LAWRENCE RAND**

**Victoria Court Linden Avenue, Ruislip**  
**£275,000**

## Key Features:

- MUST BE RESIDING IN THE HILLINGDON BOROUGH FOR THE LAST 10 YEARS DISCOUNT PURCHASE SCHEME
- First time buyers only
- Stunning one bedroom split level apartment
- Located in the heart of Ruislip Manor
- Secure gated parking
- Modern fitted kitchen
- Juliette balcony as well as a private balcony access from the bedroom
- Communal roof terrace

*MUST BE A FIRST TIME BUYER RESIDING IN THE HILLINGDON BOROUGH FOR THE LAST 10 YEARS DISCOUNT PURCHASE SCHEME*

Stunning one double bedroom, split level, top floor apartment with access via a security entry system, secure gated allocated parking in an ultra convenient location in the heart of Ruislip Manor. Benefits from a large communal roof terrace. The lounge is decorated in soft neutral tones and glass doors open to a Juliette balcony, flowing from the lounge is a modern fitted kitchen with range of white wall and base units, ample work surfaces and space for appliances. The tranquil bedroom is located on the first floor and boasts built in wardrobes with vanity units, patios door open out to a private balcony. Completing this lovely property is a fresh modern bathroom with a white three piece suite. The property is ideal for the great local amenities of Ruislip Manor with its abundance of shops, bus services and tube line (Metropolitan/Piccadilly) For the motorist the A40/Western Avenue is close by providing swift access into Central London and the surrounding Home Counties.



**The criteria for applicants is as follows:**

" To have lived in the Borough for at least 10 years  
(allowing approved breaks such as being in the armed  
forces or away at university)

" To be a first time buyer

" To be over 18 years of age

" To have a mortgage offer from an approved lender for  
the flats concerned (Please contact the office on 01895  
632211 to arrange an appointment with our in house  
mortgage advisors if you do not already have this)

" To not have an adverse credit history

**Verified Material Information:**

Local Authority: Hillingdon

Council tax band: C

Lease: 107 Years

Electricity supply: Mains, Water supply: Mains water,  
Sewerage: Mains

Heating: Electric heating

Broadband: FTTP (Fibre to the Premises)

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

**Disclaimer:**

While we have endeavoured to provide accurate  
information, we advise prospective buyers to verify all  
key details with relevant professionals to ensure  
complete transparency. This property presents immense  
potential for development, and we encourage interested  
parties to explore the possibilities that await with this  
remarkable opportunity.



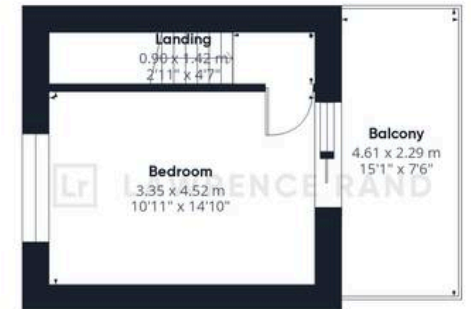
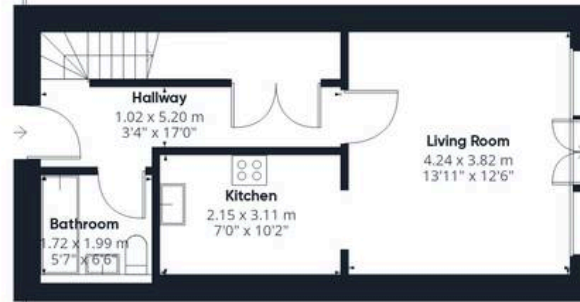


LAWRENCE RAND

Terrace



Ground Floor



Floor 1



## Lawrence Rand

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