



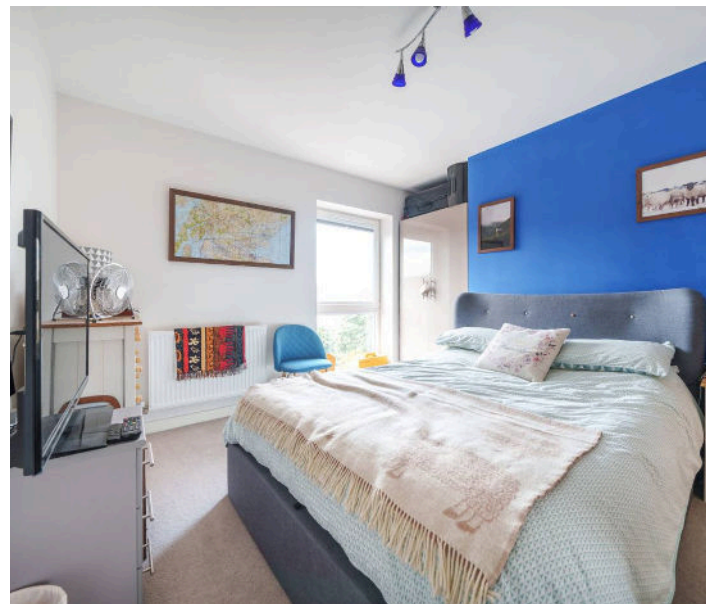
LAWRENCE RAND

Amber Court, Arla Place
£320,000

Key Features:

- Stunning top floor apartment
- Sought after development
- Close to station & amenities
- Open plan living
- Double bedroom
- 118 year lease

A stylish and well presented top floor one double bedroom apartment situated in the popular Arla Place development. The property has a private balcony and good size open plan living accommodation. Amber Court is very popular due to the high specification finish of the apartments and the development itself. The property benefits from allocated parking, secure communal entrance and stairs to the upper floors. The apartment has a generous entrance hall, with a large built-in storage cupboard. There is a spacious open plan kitchen/lounge/diner boasting a private balcony accessed from the living area. The modern well-appointed kitchen has a range of wall and base units, with some integrated appliances. The comfortable bedroom has bespoke fitted wardrobes and a fresh, modern bathroom completes the accommodation. Amber Court is part of the 'Arla' development in South Ruislip just a short walk to South Ruislip's multiple facilities including Central line and Chiltern Line station. It forms part of "The Old Dairy" complex which also incorporates an 11 screen cinema, restaurants as well as shopping facilities and a 24hr Gym.



Verified Material Information:

Tenure: Leasehold

Length of Lease: 118 years

Service charge yearly:

TBC Ground Rent: TBC

Local authority: Hillingdon

Council tax band: C

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

Heating: Gas

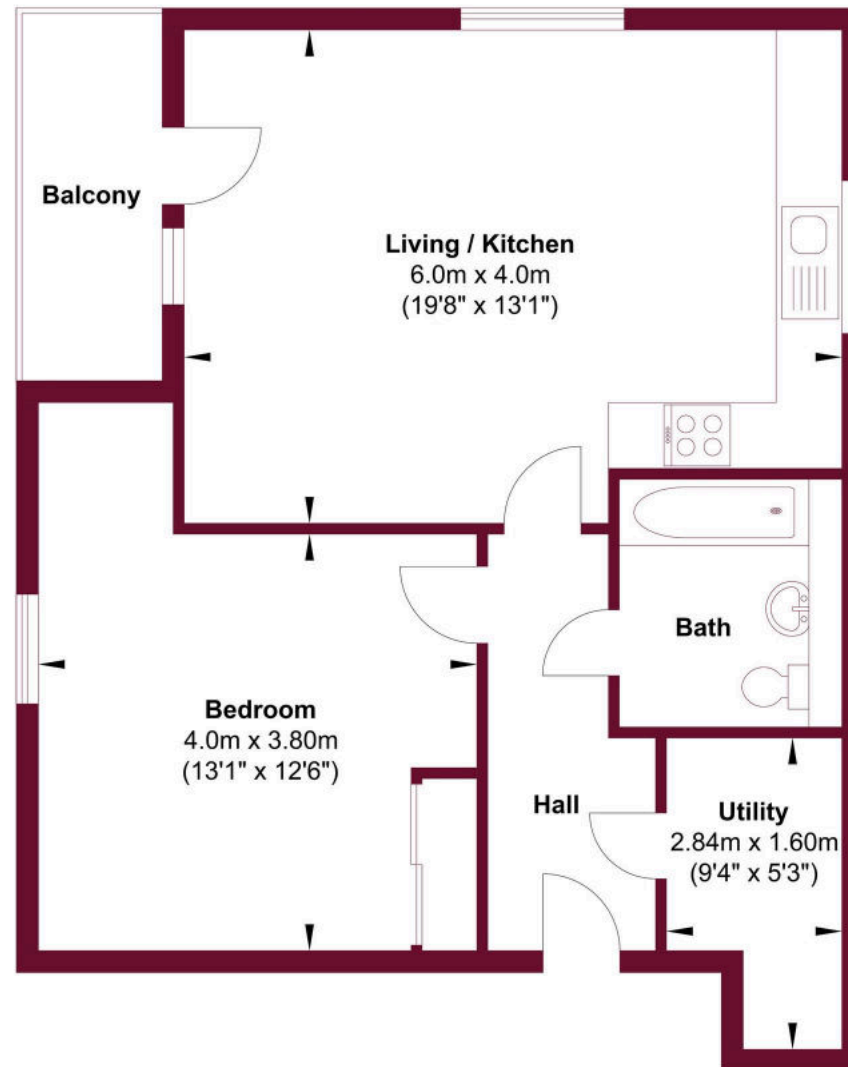
Broadband: FTTP (Fibre to the Premises)

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

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.





This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale.
Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.



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