



**Amber Court, Arla Place, HA4 0FF**

In Excess of **£300,000** | Leasehold



**LAWRENCE RAND**



## Key Features & Description:

- Ground floor one bedroom apartment
- Spacious open plan kitchen/lounge/diner
- Modern kitchen with integrated appliances
- Comfortable bedroom with bespoke fitted wardrobes
- Contemporary bathroom
- Allocated parking
- Own dedicated front door
- Part of the popular Amber Court / Arla Place development
- Walking distance to South Ruislip Central & Chiltern Line stations
- Access to The Old Dairy complex: cinema, restaurants, shops, 24-hour gym

A stylish and well presented ground floor one bedroom apartment in the popular Arla Place development. This modern apartment boasts a private balcony and generous open plan living accommodation, making it ideal for both relaxation and entertaining. Amber Court is highly sought after for its high specification finish and thoughtfully designed communal spaces. The property also benefits from allocated parking, own dedicated front door and stair access to the upper floors. The apartment features a spacious entrance hall with a large built in storage cupboard. The open plan kitchen/lounge/diner opens onto the private balcony, providing a bright and inviting space. The modern kitchen is fitted with a range of wall and base units, including integrated appliances, while the comfortable bedroom features bespoke fitted wardrobes. A contemporary bathroom completes the accommodation. **Presented with care by Lawrence Rand – helping you find the place you'll love to call home.**





#### Nearest Stations & Location:

South Ruislip – 0.1 miles (closest rail & Tube station, served by Chiltern Railways & the Tube Bakerloo line)

Ruislip Gardens – 0.5 (Tube on the Central line)

Ruislip Manor – 1.2 (Tube on the Metropolitan & Piccadilly lines)

Amber Court is part of the 'Arla' development, located a short walk from South Ruislip's amenities, including Central Line and Chiltern Line stations. The development forms part of The Old Dairy complex, which offers an 11-screen cinema, a variety of restaurants, shopping facilities, and a 24-hour gym.

#### Verified Material Information:

Council Tax band: C, London Borough of Hillingdon

Tenure: Leasehold, 118 years remaining on lease

Service Charge £1200pa, Ground Rent £300pa

EPC Energy Efficiency Rating: B

#### Suppliers:

Electricity supply: Mains,

Water supply: Mains water

Sewerage: Mains

Heating: Gas Central

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises) Mobile

coverage: O2 - Excellent, Vodafone - Excellent,

Three - Excellent, EE Excellent

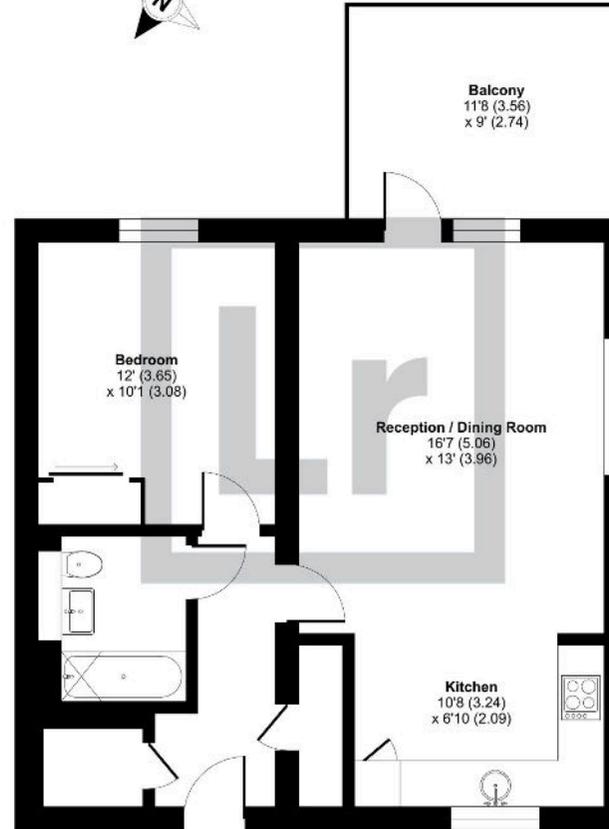




## Arla Place, Ruislip, HA4

Approximate Area = 581 sq ft / 53.9 sq m

For identification only - Not to scale



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©rickheom 2025. Produced for Lawrence Rand. REF: 1381405

## Lawrence Rand

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