





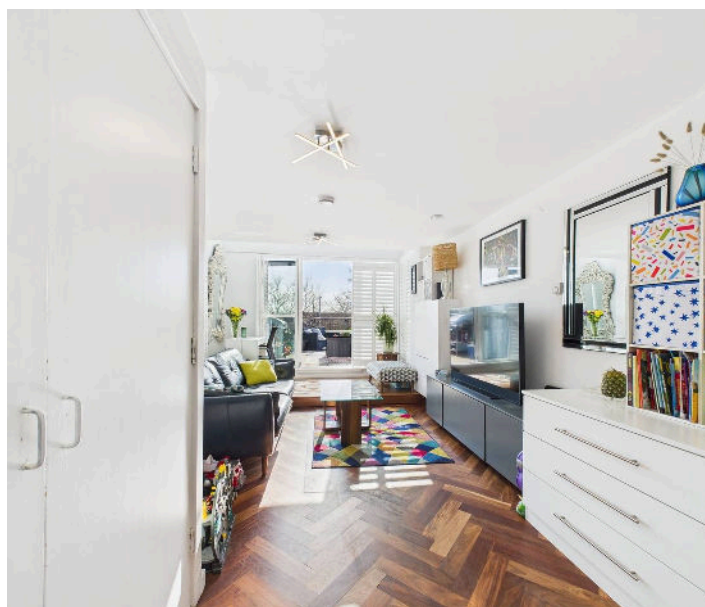
## Key Features:

- **MUST BE RESIDING IN THE HILLINGDON BOROUGH FOR THE LAST 10 YEARS DISCOUNT PURCHASE SCHEME**
- One bedroom upper floor apartment
- First time buyers only
- Roof terrace
- Modern kitchen leading to lounge with direct access to terrace

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

Stunning one double bedroom top floor apartment in a gated development with access via a security entry system, allocated parking and bike storage. An ideal starter home in an ultra-convenient location close to shops including The Old Dairy complex. The communal hallway has stairs and lifts to all floors. Once inside the apartment hallway doors lead to all rooms. The open plan kitchen/lounge/diner is decorated in soft neutral tones and has the benefit of a private terrace accessed from the living room. The contemporary kitchen has a range of wall and base units, ample work surfaces and integral appliances. The bedroom is a good size double with plenty of room for wardrobes and additional storage. The fresh modern bathroom has a white three piece suite.

Elizabeth Court is just a short walk from South Ruislip station (Central & Chiltern Line) as well as multiple shopping facilities including, Sainsburys and The Old Dairy development which also incorporates an 11 screen cinema, restaurants as well as shopping facilities and a 24hr Gym.





**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 have a credit balance in a personal bank account with a minimum of £3,000

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 be on housing benefit

To not have an adverse credit history

**Verified Material Information:**

Local Authority: Hillingdon

Council tax band: C

Council tax annual charge: £1656.80

Lease: 113 year remaining

Ground rent £1198 per annum

EPC Rating: TBC

**Suppliers:**

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

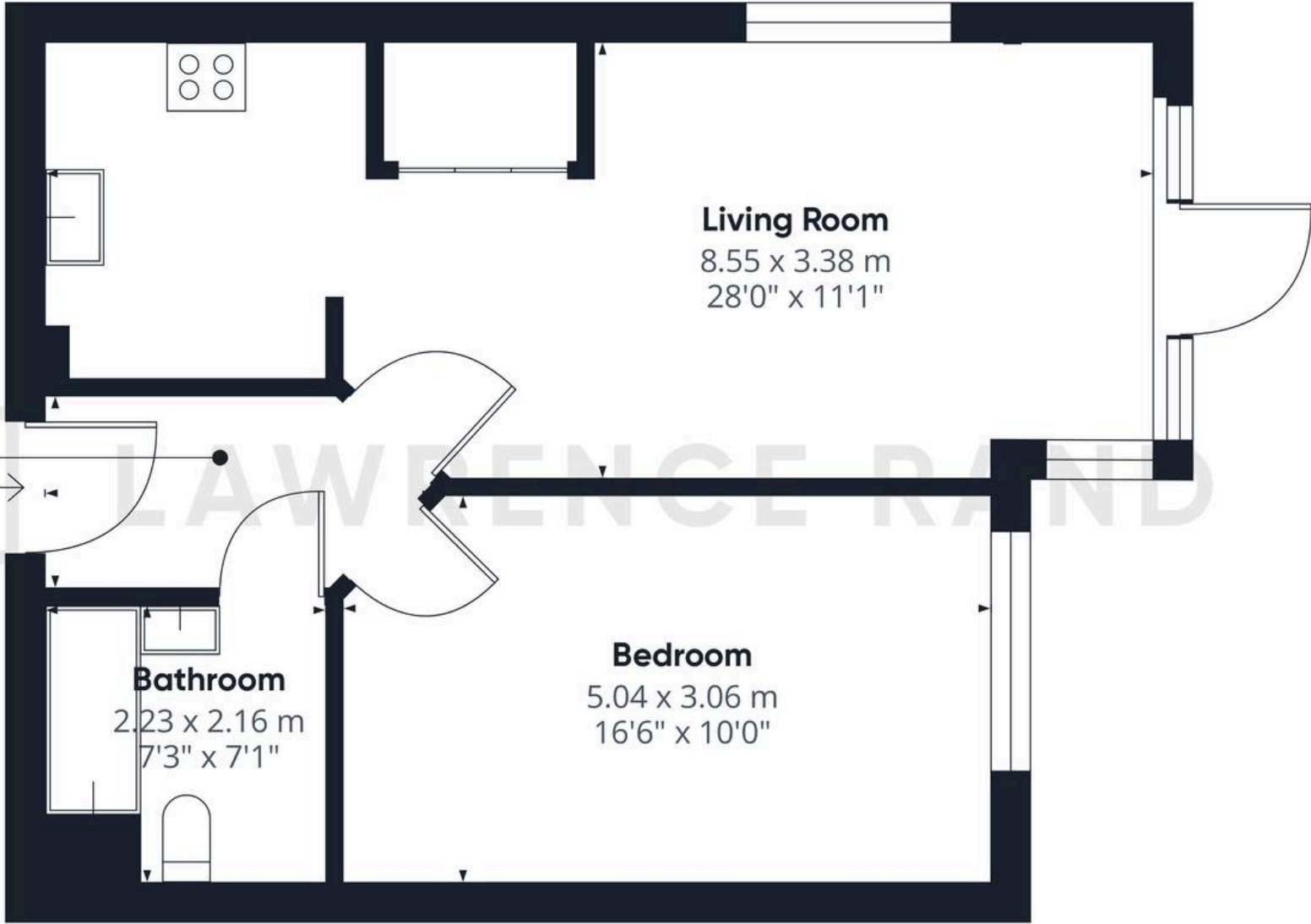
Heating: Gas central heating

**Broadband & mobile coverage:**

Broadband: FTTP (Fibre to the Premises)

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





**Living Room**

8.55 x 3.38 m  
28'0" x 11'1"

**Hallway**

2.95 x 1.51 m  
9'8" x 4'11"

**Bathroom**

2.23 x 2.16 m  
7'3" x 7'1"

**Bedroom**

5.04 x 3.06 m  
16'6" x 10'0"





## Lawrence Rand

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### Disclaimer:

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.