



Bourne Court, South Ruislip, HA4 6ET

In Excess of **£335,000** | Leasehold



LAWRENCE RAND



Key Features & Description

- Prestigious development
- Excellent condition
- Large balcony
- Close to South Ruislip tube and mainline station

Welcome to this generously sized, high-specification one-bedroom apartment, constructed in 2022 and protected by the remainder of NHBC warranty. Located within the desirable Bourne Court development in South Ruislip, this modern first-floor home offers exceptional style, convenience and a long lease for complete peace of mind. Designed for contemporary living, the property features a bright and spacious open-plan kitchen and lounge, fitted with fully integrated appliances and sleek modern units. The living area flows seamlessly onto a large private balcony, perfect for relaxed mornings, evening unwinding, or entertaining friends. The large double bedroom enjoys excellent natural light, while the elegant bathroom has been finished to a high modern standard. Additional benefits include private gated parking, secure entry, and beautifully maintained communal spaces.



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Nearest Stations

South Ruislip 0.09 miles

Ruislip Gardens (Tube – Piccadilly Line) 0.5 miles

Ruislip Manor (Tube – Metropolitan/Piccadilly) 1.3 miles

Additional Information

Council Tax band: C

Tenure: Leasehold, 119 years remaining

Service Charge £1150pa

EPC Energy Efficiency Rating: B

Suppliers

Electricity supply: Mains,

Water supply: Mains water

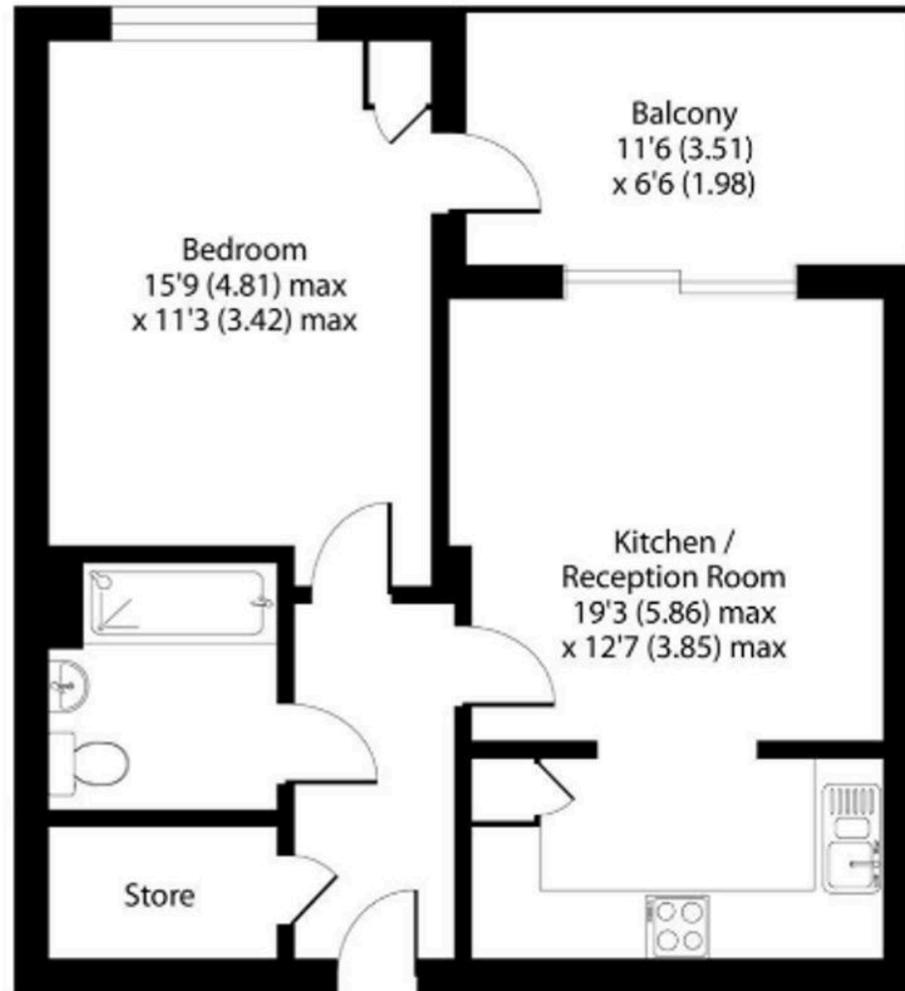
Sewerage: Mains

Heating: Gas Central

Broadband & mobile coverage

Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE Excellent





Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

Sales@lawrence-rand.co.uk

www.lawrence-rand.co.uk

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