



Bourne Court, South Ruislip – HA4 6ET

Guide Price **£450,000**



LAWRENCE RAND



Key Features & Description

- Two Bedrooms
- Allocated Parking
- Ground Floor
- Private Balcony
- Spacious Living And Dining Room
- Two Bathrooms
- Gated Complex
- Communal Gardens And Residents' Play Park

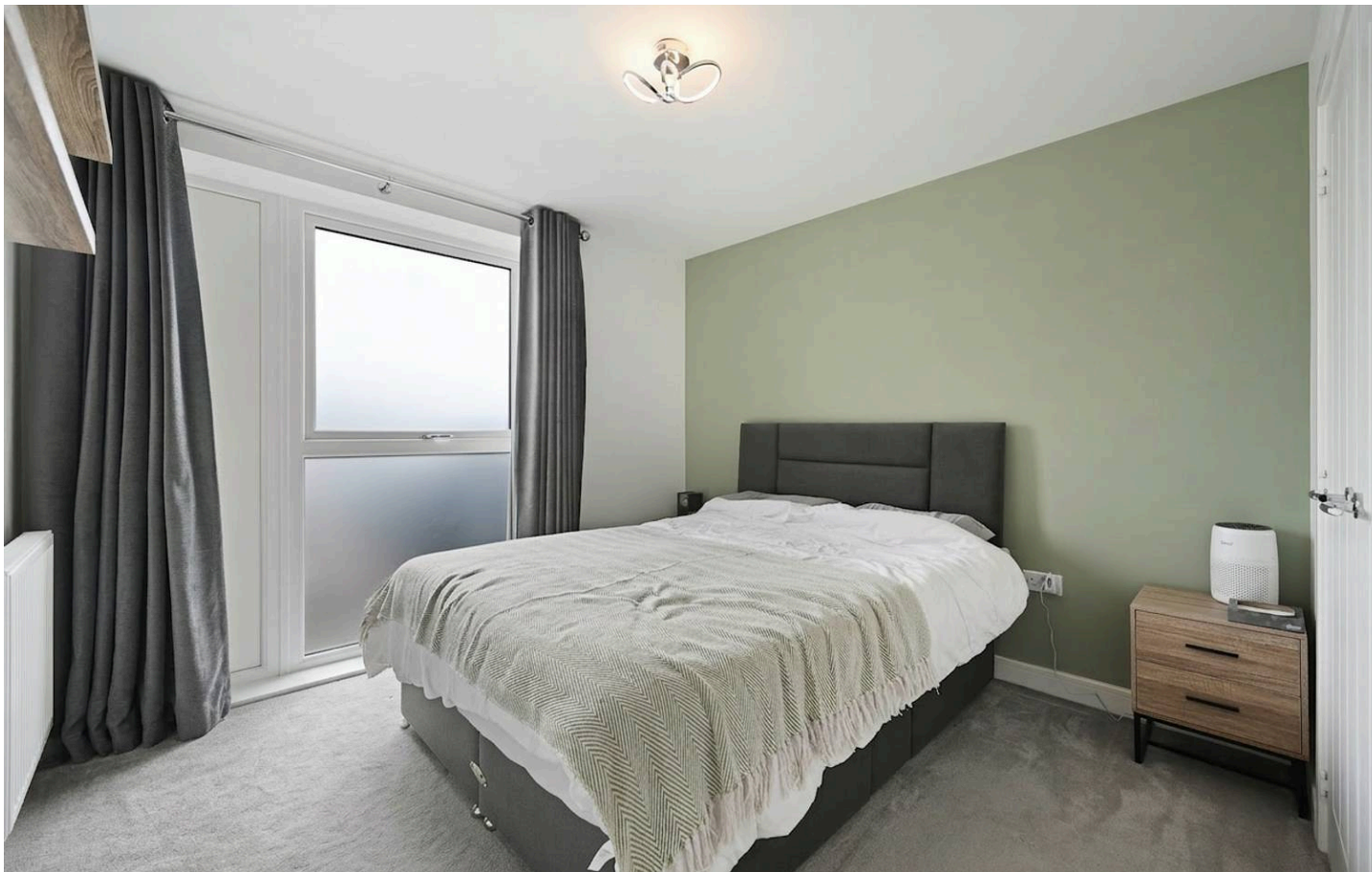
A well-presented ground floor two-bedroom apartment situated within the popular Bourne Court development. This bright and spacious corner apartment offers privacy and modern living with a bright, well-designed practical layout ideal for first-time buyers, downsizers, or investors alike. The spacious open-plan living and dining area opens onto a covered balcony, providing ample space for relaxing or entertaining. A separate contemporary kitchen is fully equipped with integrated kitchen appliances including twin ovens and dishwasher.

There are two generous bedrooms featuring fitted wardrobes, with the main bedroom benefiting from its own en-suite, while a separate family bathroom serves the rest of the property. Residents benefit from gated access to the apartment complex, secure allocated parking as well as access to a private play park.

Positioned just a short walk from South Ruislip underground and railway station, local amenities, supermarkets, and green spaces this home provides convenience and comfort in a well connected location.

Presented with care by Lawrence Rand - helping you find the place you'll love to call home.





Nearest Stations

South Ruislip Station – approx 0.09 miles

Ruislip Gardens Station – approx 0.5 miles

Ruislip Manor Station – approx 1.3 miles

Verified Information:

Council Tax band: D

Tenure: Leasehold- 120 years remaining

Service Charge £1400pa

Suppliers:

Electricity supply: Mains,

Water supply: Mains water

Sewerage: Mains

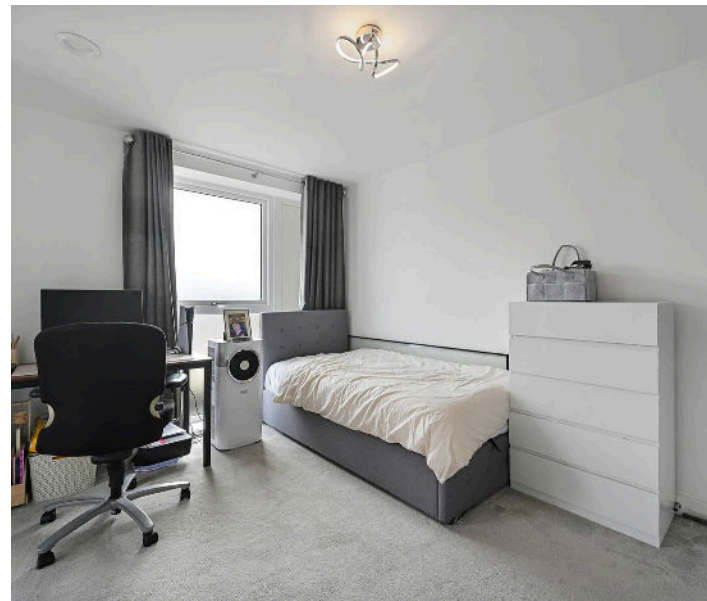
Heating: Gas Central

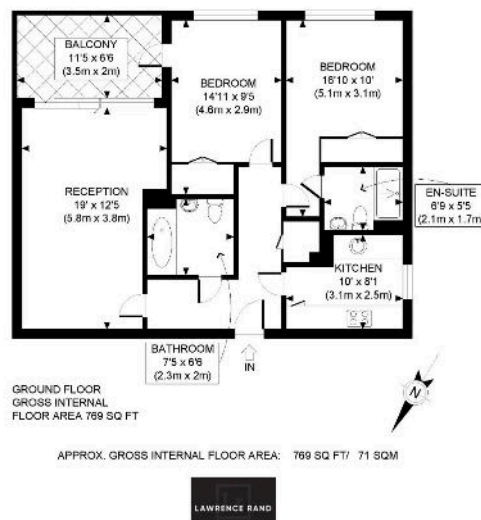
Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises) Mobile

coverage: O2 - Excellent, Vodafone - Excellent,

Three - Excellent, EE Excellent





This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS

Lawrence Rand
51 Victoria Road, Ruislip - HA4 9BH

01895 632211

sales@lawrence-rand.co.uk
www.lawrence-rand.co.uk/

Lawrence Rand Limited has made every reasonable effort to ensure the accuracy of the information provided. However, we accept no responsibility for errors, omissions, or misstatements. All measurements, distances, and descriptions are approximate and for guidance only. Prospective purchasers or tenants must verify all details independently. Some images may include AI-generated virtual staging to illustrate the potential of the property and are for visual guidance only. No warranty is given or implied, and these particulars do not form part of any offer or contract. Lawrence Rand reserves the right to amend or withdraw any property without notice.