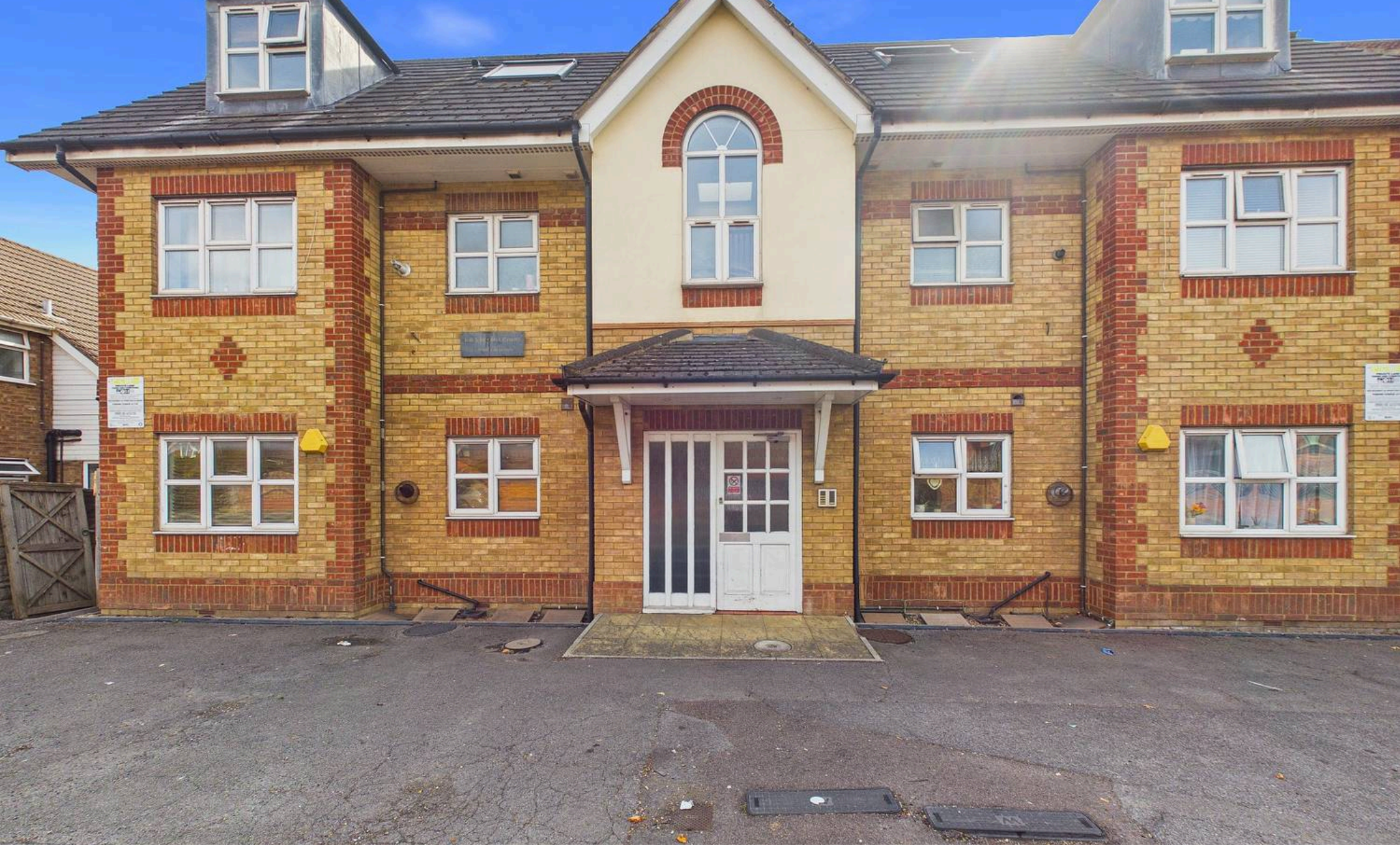


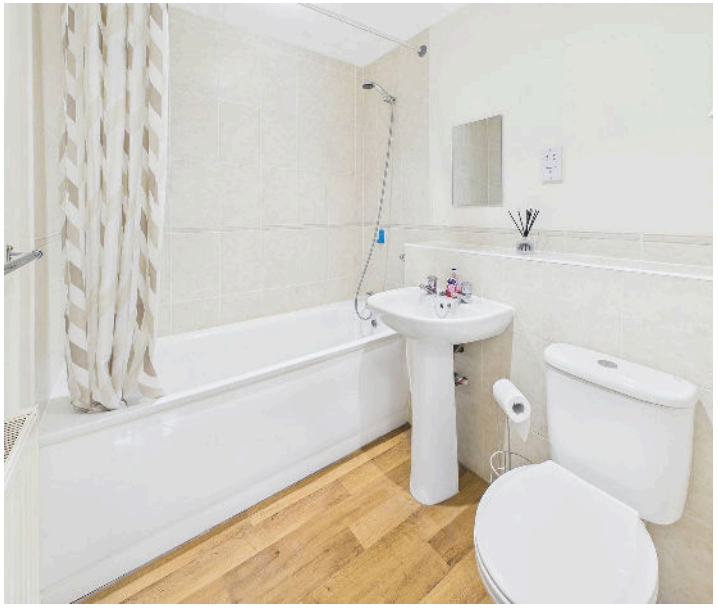
Vincent Court, 44 Station Approach - HA4 6RZ

£250,000 | Leasehold

LAWRENCE RAND







Key Features & Description

- One Bedroom Flat
- Allocated Parking
- Long Lease
- Close To South Ruislip Station
- No Chain
- First Floor
- Clean Condition Throughout
- Juliet balcony
- Close To Local Amenities

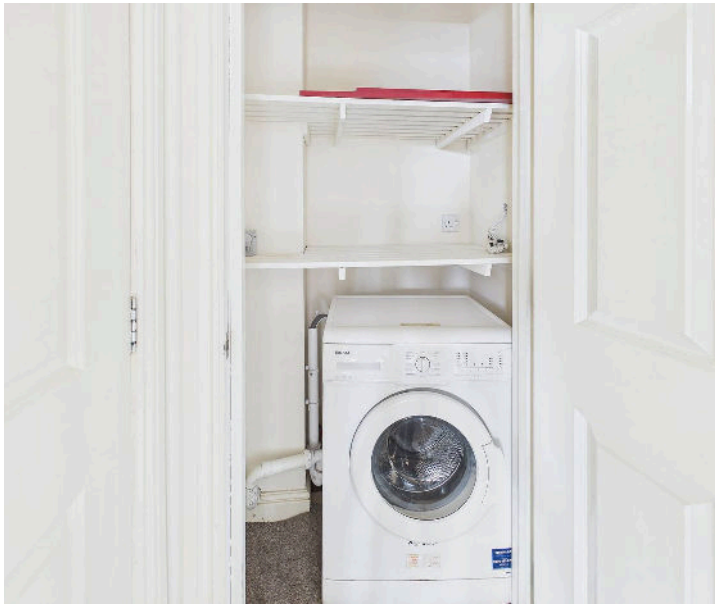
Situated within the desirable Vincent Court development in South Ruislip, this well-presented one-bedroom first floor flat offers comfortable accommodation in clean condition throughout. The property benefits from a long lease, allocated parking and a Juliet balcony.

The accommodation comprises a welcoming entrance hallway, a well-proportioned reception room with access to the Juliet balcony, a fitted kitchen, a spacious double bedroom, and a bathroom.

Further benefits include the property being offered for sale with no upper chain, making it an attractive opportunity for first-time buyers, investors or those looking to downsize.

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







Nearest Stations

South Ruislip Station – approx 0.1 miles
Ruislip Gardens Station – approx 0.5 miles

Verified Material Information:

Council Tax band: C

EPC Energy Efficiency Rating: B

Lease Years Remaining 103.

Service Charge £1662.38 Pa

Ground Rent £175 Pa

Suppliers:

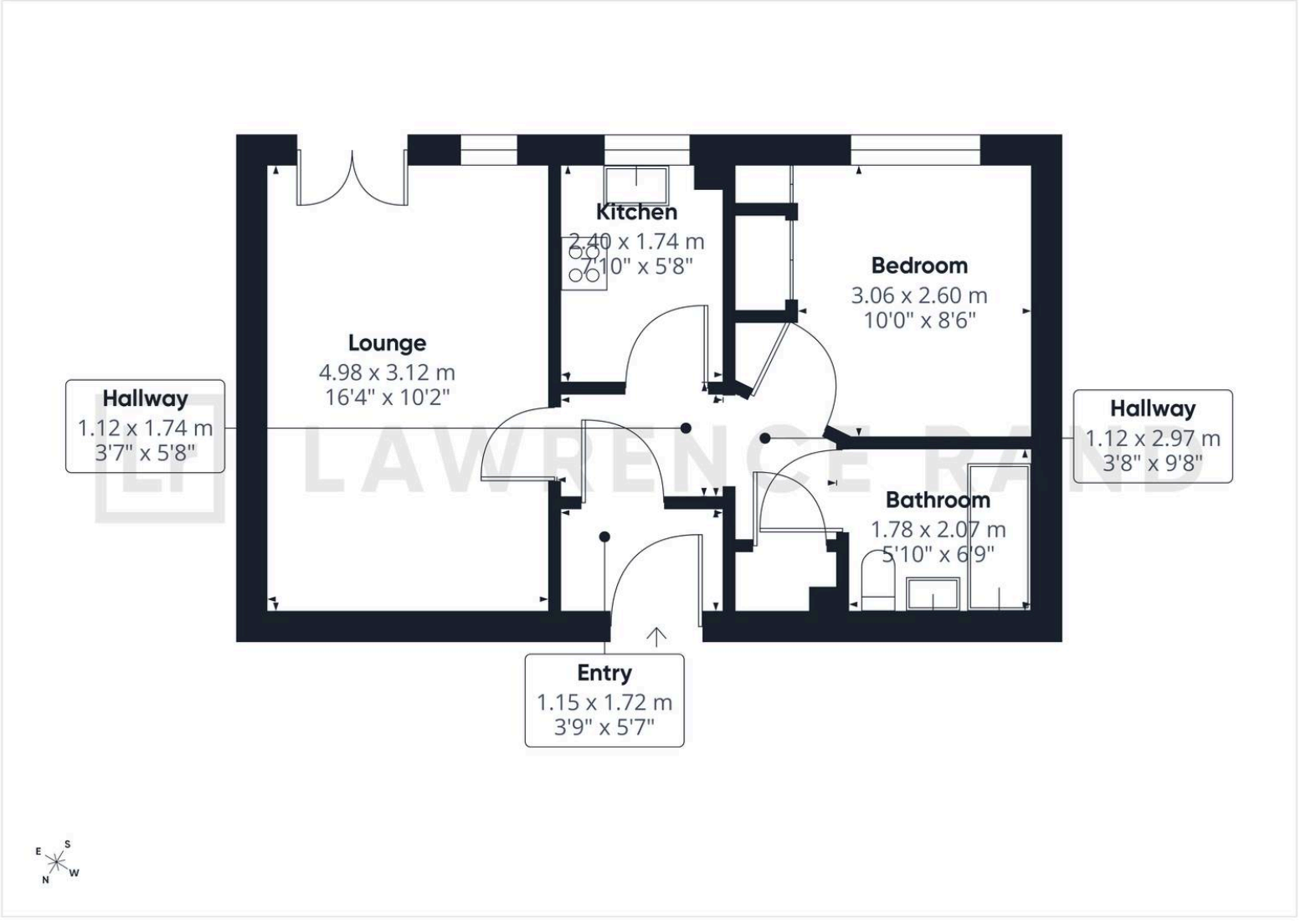
Electricity supply: Mains, Water supply: Mains water, Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

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



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.