



1 bed apartment to buy in HA4

The Oaks, Ruislip, Middlesex, HA4 7LH

£215,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Ground Floor Apartment
- ✓ Highly Convenient Location
- ✓ Doorstep to Ruislip High Street
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Electric**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Description

A spacious and light-filled larger than average one bedroom ground floor apartment which is perfect for first time buyers and investors alike. Situated in this most convenient location off of Ruislip High Street, the property briefly comprises: Spacious lounge/diner, fitted kitchen and bathroom. The property benefits from double glazing and abundance of storage. Bell View Manor is conveniently located off of Ruislip High Street and is within walking distance to its range of shops and restaurants, such as Waitrose, Pizza Express, Granero Lounge and Café Rouge. Transport links include Ruislip train station on the Metropolitan / Piccadilly line, West Ruislip station on the Central line and many bus routes as well as the A40 with its road links into London and the Home Counties.

Entrance Hall - Front aspect entrance door, storage cupboard x 2, entry phone system, doors to:

Living Room - Rear aspect double glazed window, electric storage heater.

Kitchen - Rear aspect double glazed window, tiled flooring, part tiled walls, a range of base and eye level units, stainless steel sink with drainer, space for washing machine, oven and fridge.

Bedroom - Rear aspect double glazed window, electric storage heater.

Bathroom - Part tiled walls, panel enclosed bath with shower attachment and mixer taps, pedestal wash hand basin, low level wc.

Parking - Allocated

We recommend your solicitor verifies this before exchange of contracts.

Lease - 999 years from 2008 (981 remaining as of 2026)

We recommend your solicitor verifies this before exchange of contracts.

Outgoings - Ground Rent/Service Charge: £1520

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Council Tax - London Borough of Hillingdon - Band C - £1,818.19

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Distance To Stations - Ruislip (0.4 Mi) - Metropolitan/Piccadilly

Ruislip Manor (0.6 Mi) - Metropolitan/Piccadilly

West Ruislip (0.6 Mi) - Central Line/Chiltern Railways

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 981

Annual Service Charge Amount: £1,510.00

Price: Starting Bid £215,000

Property Type: Apartment

Parking: Allocated

Year built: 1981

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

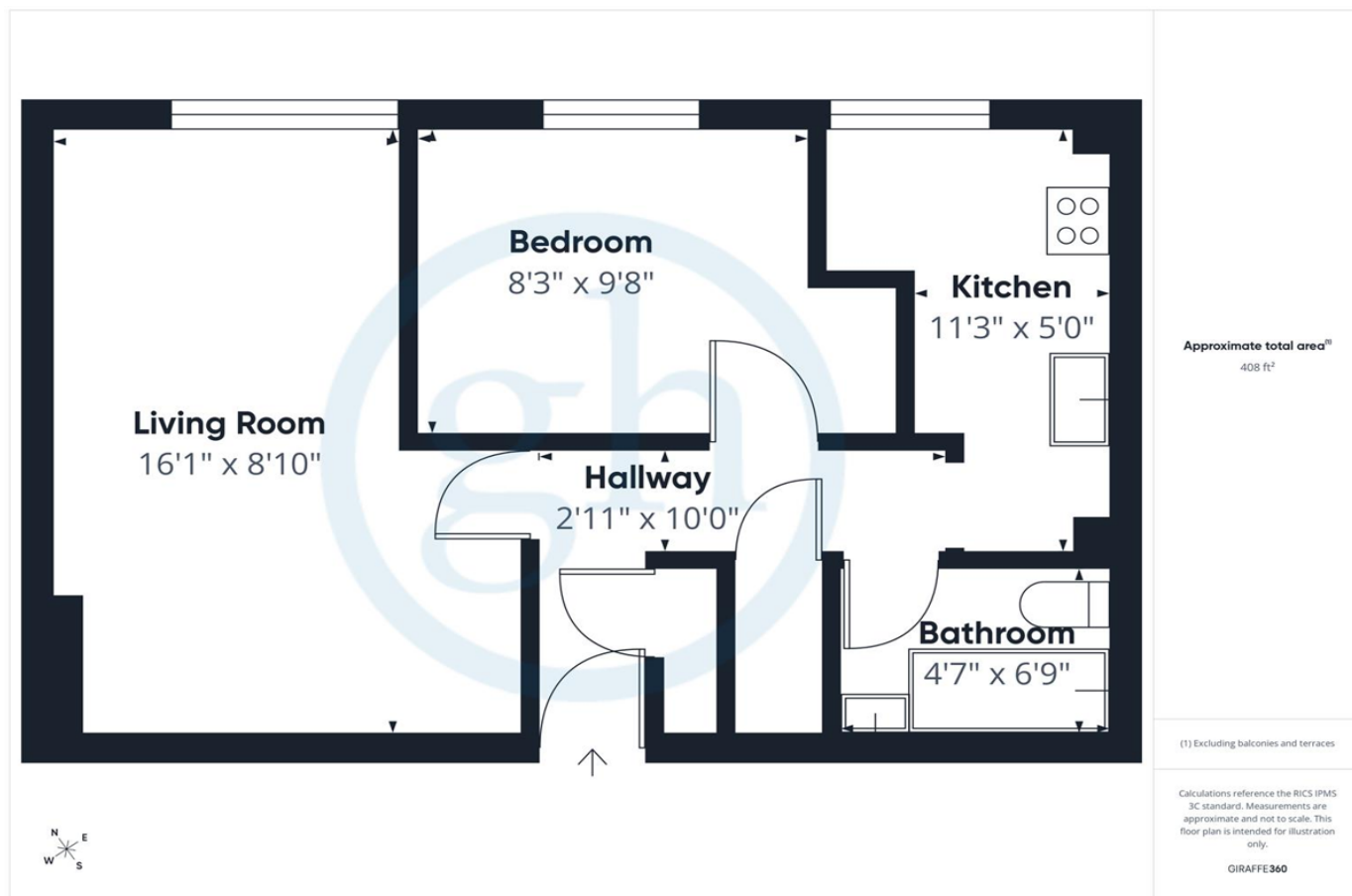
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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