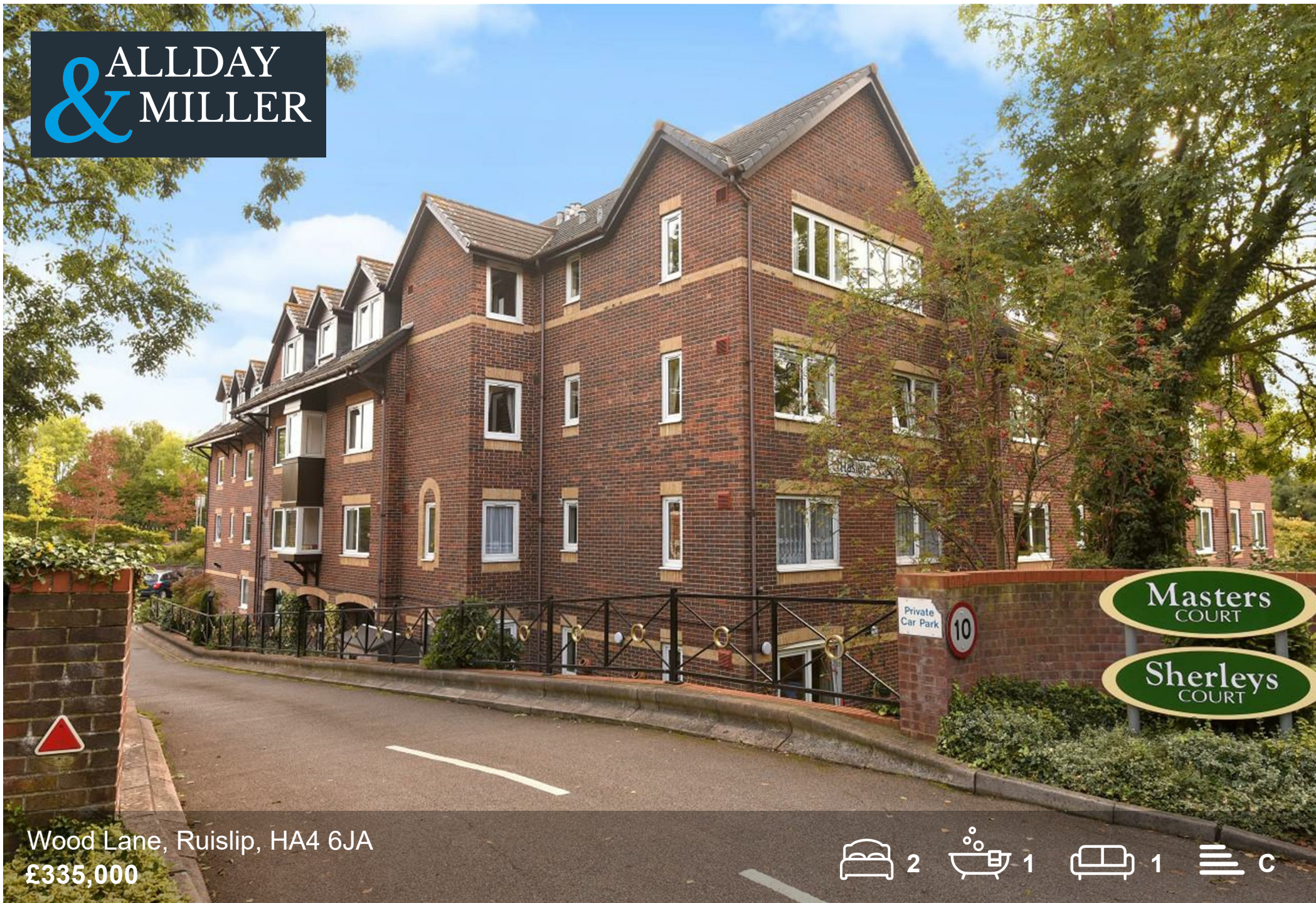


ALLDAY  
& MILLER



Wood Lane, Ruislip, HA4 6JA  
£335,000

2 1 1 C



Wood Lane, Ruislip, HA4 6JA

**£335,000**

- Two Bedroom
- On Site Warden
- Communal Lounge
- On Site Guest Suite Available
- Walking Distance to Ruislip High Street
- First Floor
- Lift to All Floors
- 583 Sq Ft / 54.2 Sq M
- Residents Parking
- 24 Hour Assistance Cords in All Rooms

## Description

Accessed via a secure communal entrance, the property offers a welcoming hallway, bright and spacious lounge, fitted kitchen, two double bedrooms and a large bathroom.

Further benefits include an on site warden, 24 hour emergency cords in each room, security entry phone system, lifts, communal lounge, communal laundry room, residents parking and overnight guest suite.

The House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response

## Situation

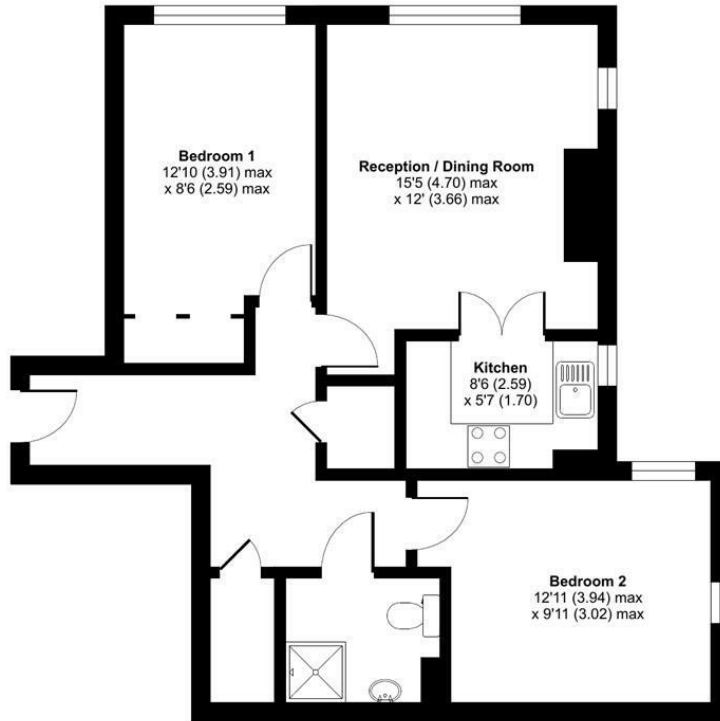
Masters Court is located a stones throw away from Ruislip High Street and all it has to offer including Waitrose and a number of coffee shops and bars and Café Rouge, Zazas and The Duck House restaurants. Ruislip Metropolitan/Piccadilly line train station with its links to Baker Street and The City is located within a couple of minutes walk away.



## Floor Plans

### Masters Court, Ruislip, HA4

Approximate Area = 656 sq ft / 61 sq m  
For identification only - Not to scale



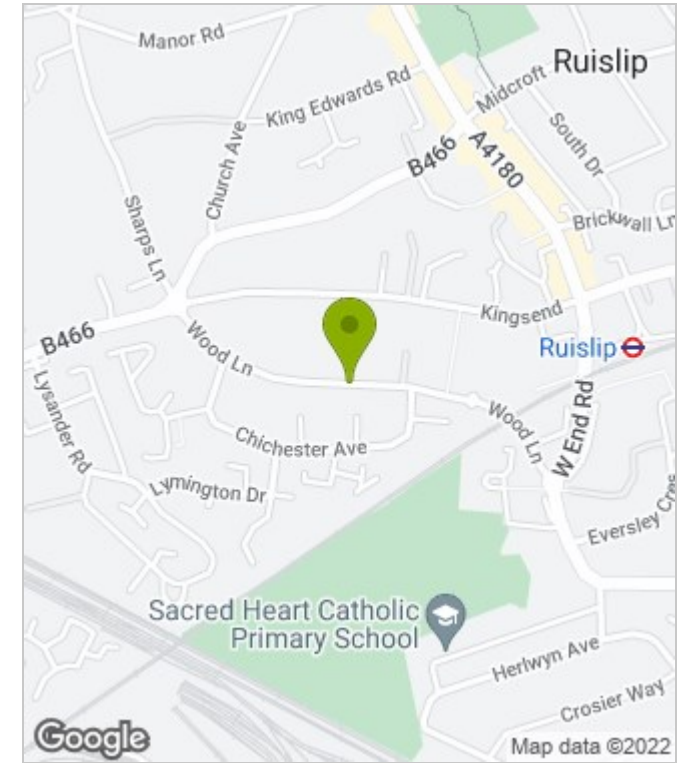
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rixhocom 2022. Produced for Allday & Miller. REF: 809575

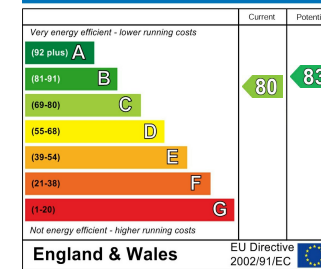


## Area Map

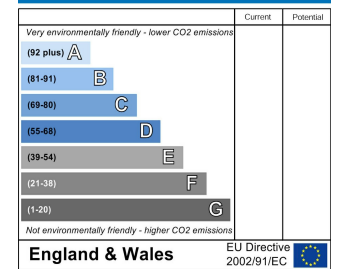


## Energy Performance Graph

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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