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Arla Place, Ruislip, HA4 0GD  
£375,000





## Arla Place, Ruislip, HA4 0GD

**£375,000**

- Beautifully Presented Two Double Bedroom Apartment
- Chain Free
- Allocated Parking
- Walking Distance to Local Amenities
- 776 Sq Ft / 72.1 Sq M.
- Two Bathroom
- Short Walk From the Local Underground Station
- Sought After Development
- Private Balcony
- Third Floor

## Description

This delightful house offers a perfect opportunity for first-time buyers seeking a modern and comfortable living space. Comprising of open-plan reception area that seamlessly integrates a sleek fitted kitchen, this inviting space is further enhanced by a private balcony, providing a lovely outdoor space, two double bedrooms, ( master with ensuite) and a well-appointed main bathroom completes the home.

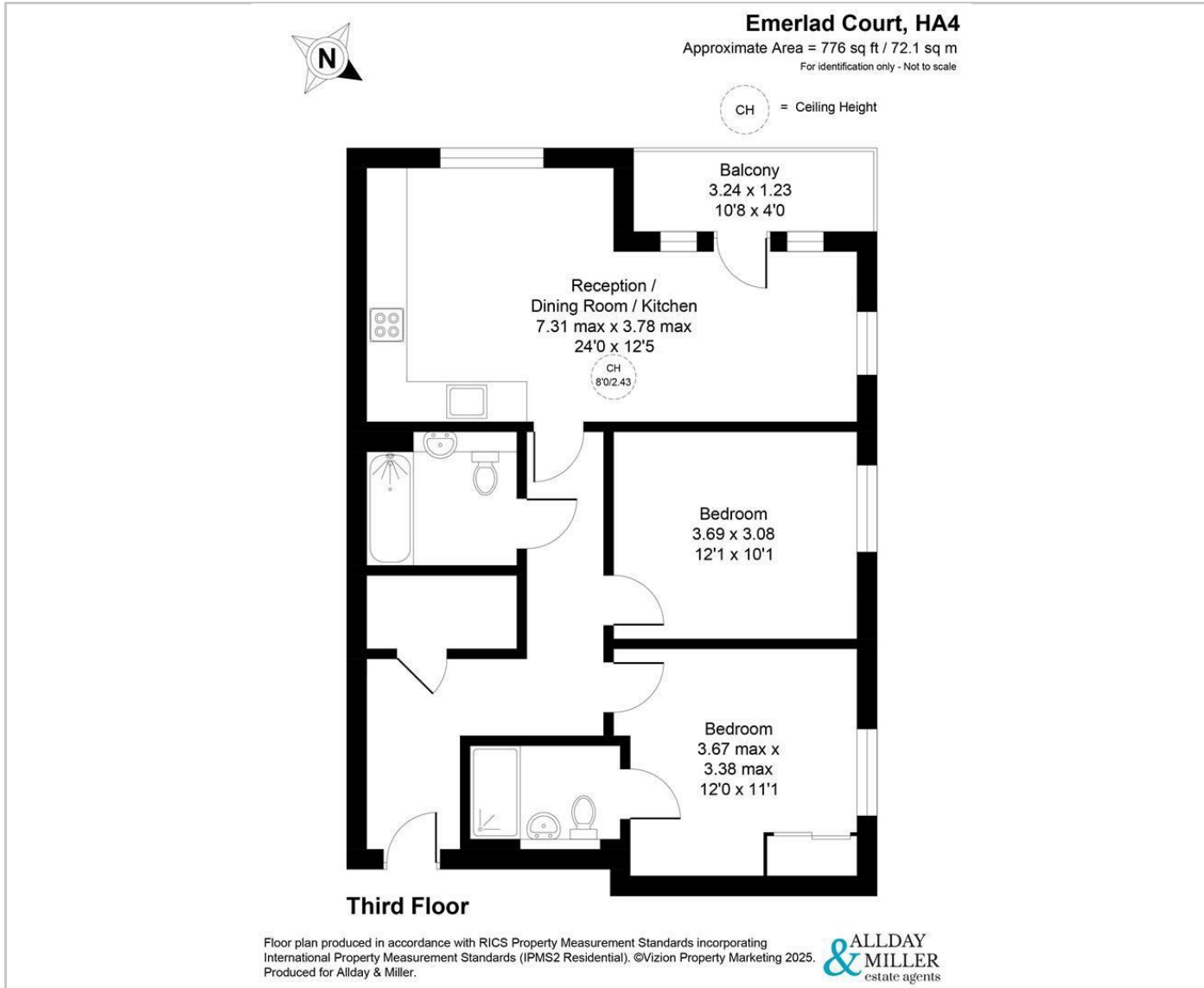
The development has many benefits including secure video entry phone system, allocated parking and well maintained communal grounds.

## Situation

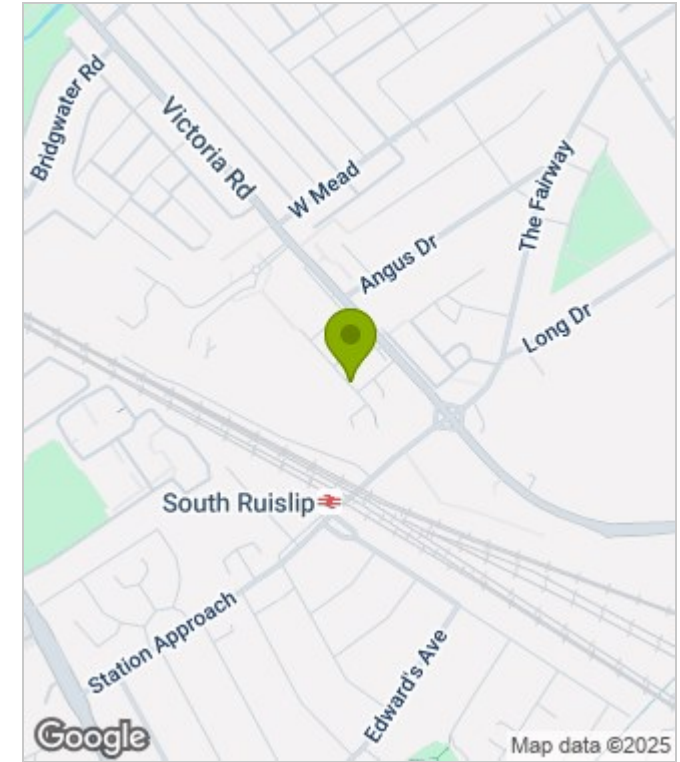
Emerald Court, Arla Place with Ruislip Manor and Eastcote high street being just a short distance away with its variety of local shops, cafes, coffee shops, takeaways and restaurants. South Ruislip station is just moments away with the Central line making the journey into central London a breeze,. For the motorist A40 leading to London and the Home Counties is also close by. The area is served by a number of highly regarded schools including Lady Bankes primary school and Ruislip high school.



## Floor Plans



## Area Map



## Energy Performance Graph



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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192 High Street, Uxbridge, Middlesex, UB8 1LB

T: 01895 641 000 | E: sales@alldayandmiller.co.uk  
 T: 01895 379 549 | E: lettings@alldayandmiller.co.uk