



## 35 Bourne Court Station Approach

South Ruislip, Ruislip, HA4 6SW

**£256,000**

This one double bedroom ground floor flat with 92 years Lease is situated in a popular residential area just minutes away from South Ruislip central line and British Rail Station, local shops including Sainsburys, Asda, Multiplex cinema, bars, shops and restaurants.

Accommodation briefly comprises of a good sized lounge, modern kitchen, spacious double bedroom and a bat. Benefits include gas central heating, double glazing, front and rear gardens.

Book your appointment now to avoid disappointment!

- One double bedroom
- Ground floor flat
- Close to South Ruislip Station
- Excellent condition throughout
- 92 years Lease
- Front and rear gardens
- Gas central heating
- Double glazing

### Viewing

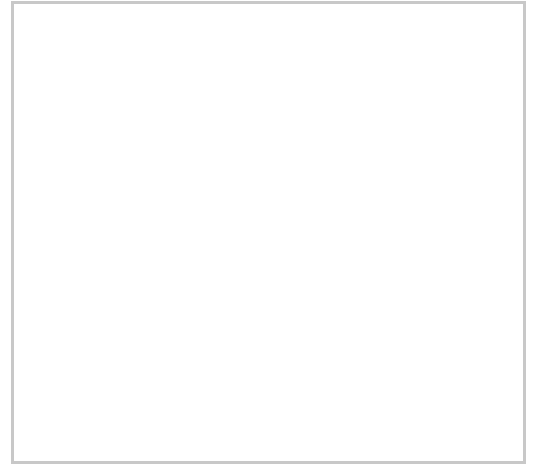
Please contact our Elliott and Company Office on 020 8842 3333 if you wish to arrange a viewing appointment for this property or require further information.



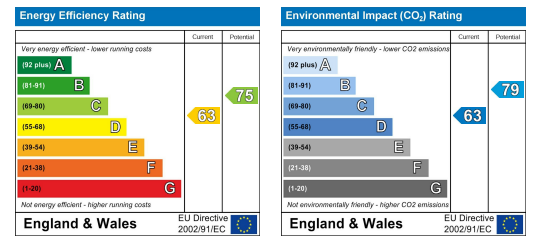
## Floor Plan



## Area Map



## Energy Efficiency Graph



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