



## 1 bed apartment to buy in HA4

St. Catherines Farm Court, Ruislip,  
Middlesex, HA4 7YH

**£200,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Ground Floor Maisonette
- ✓ One Double Bedroom
- ✓ Well Kept Interiors
- ✓ Utility Room
- ✓ EPC Rating C

## Key Information

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

## Description

We are delighted to present this beautifully presented ground floor home, ideally situated in the sought-after area of North Ruislip. Offered to the market chain free, this superb property is perfectly suited to first-time buyers, downsizers, or investors alike.

The home provides bright and well-proportioned accommodation throughout, thoughtfully arranged to create a practical and comfortable living environment. The accommodation comprises a welcoming entrance hallway with a built-in storage cupboard, leading to a spacious dual-aspect reception and dining room that enjoys an abundance of natural light. The fitted kitchen is well laid out and further benefits from a separate utility room, offering valuable additional storage and functionality.

There is a generous double bedroom complete with built-in wardrobes, alongside a well-appointed and modern shower room finished to a good standard.

Externally, the property benefits from a small front garden area and allocated parking, adding to the convenience and appeal of this attractive home.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 54

Price: Starting Bid £200,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

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

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

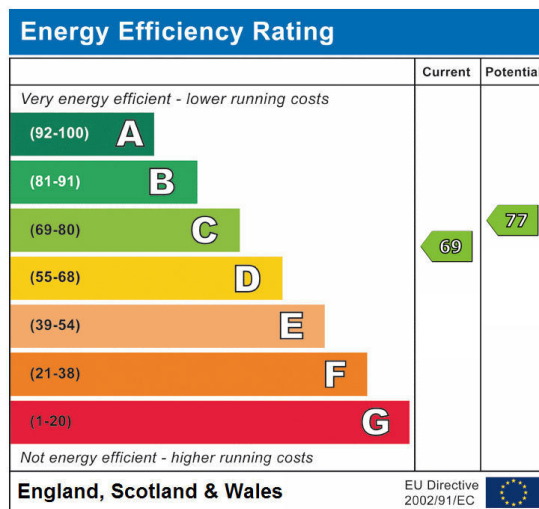
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



St. Catherines Farm Court, Ruislip, Middlesex, HA4 7YH

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

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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