



- ONE Bedroom Apartment
- Entryphone System
- Gas Central Heating & Double Glazing
- Communal Gardens
- Available Immediately
- Ground Floor
- Spacious Lounge
- Allocated Parking Space
- Unfurnished With White Goods
- EPC Rating C

This superbly located and well appointed ONE bedroom ground floor apartment is ideally situated for Ruislip Manor and its shopping amenities and transport links.

The accommodation is neutrally decorated throughout briefly comprises; entrance hallway, a spacious reception room, a modern fitted kitchen with integrated appliances with quartz worktops, white high gloss units and glass splash backs, a double bedroom and a tiled bathroom suite with an overhead shower, a recessed mirror and vanity top.

Further benefits include; double glazing, gas central heating, engineered wood flooring throughout the property and carpet to bedroom, externally the property benefits from an allocated parking space and access to the well maintained landscaped communal gardens.

Torrington Road is in a convenient location close to Ruislip Manor and its shopping amenities and transport links. Positioned almost equidistant of both Ruislip Manor (Metropolitan & Piccadilly Lines) and Ruislip Gardens (Central Lines) being approximately 10 minutes walk away.

Available immediately unfurnished.

Price - rent: £1,300 PCM

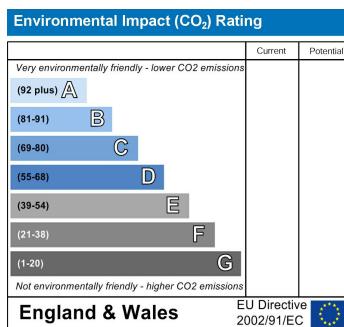
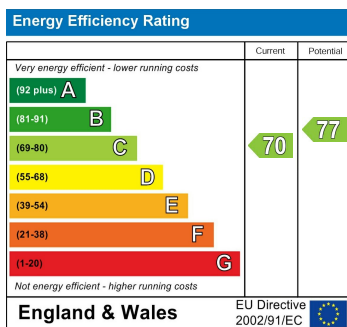
Deposit: £1,500 (5 weeks rent)

Length of tenancy: Minimum 12 months

Local authority: Hillingdon

Council tax band: C

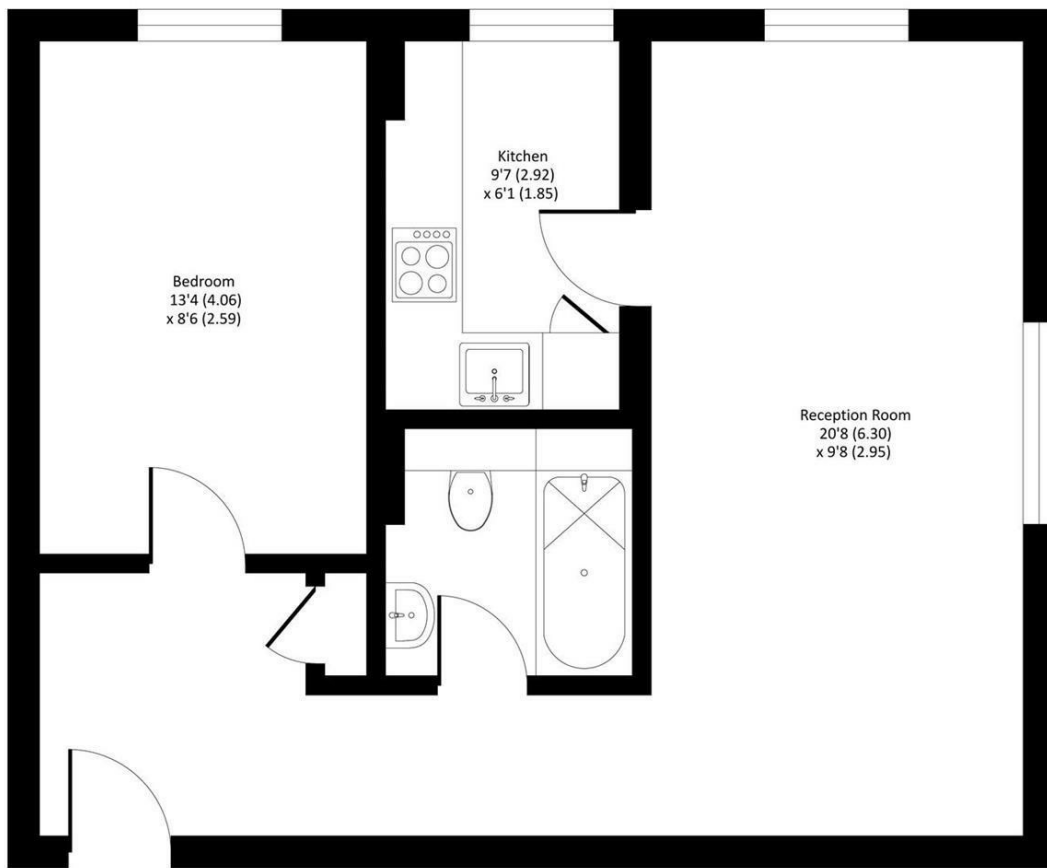
\*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract.



**Hanover Court 76 Torrington Road, Ruislip Manor, Middlesex, HA4 0AU**

Approximate Area = 529 sq ft / 49 sq m

For identification only - Not to scale



GROUND FLOOR

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





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