



A luxury two bedroom top floor apartment with a southwest facing balcony
Cobalt Court, South Ruislip, Middlesex HA4 0GD

ROBSONS

Asking Price: £1,750 pcm

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• OPEN PLAN LIVING ROOM/DINER/KITCHEN • BALCONY • BEDROOM ONE WITH ENSUITE SHOWER ROOM • BEDROOM TWO • BATHROOM • ALLOCATED PARKING SPACE • COMMUNAL GARDENS • DOUBLE GLAZING • UNFURNISHED

Description

A luxury two bedroom top floor apartment offering a light and modern living environment with a southwest facing balcony. Extensive shopping facilities are within easy reach, along with a variety of public transport links providing access into central London.

The motorway networks are also a short car ride away.

**** An advance reservation payment of one weeks rent is required to secure the property ****

Location

South Ruislip Station is a short stroll away and has access to both the Central Line and Chiltern Railways Line. Eastcote and Ruislip Manor Station is within easy reach either by a short bus journey or drive away and is served by both the Metropolitan and Piccadilly Line with access into Central London and beyond. Alternatively for the motorist the A40/Western Avenue is just a short drive away providing easy and direct access into Central London and the surrounding Home Counties. There are also several leisure facilities in the area to include Bessingby Park and Queensmead Sports Centre.





Additional Information

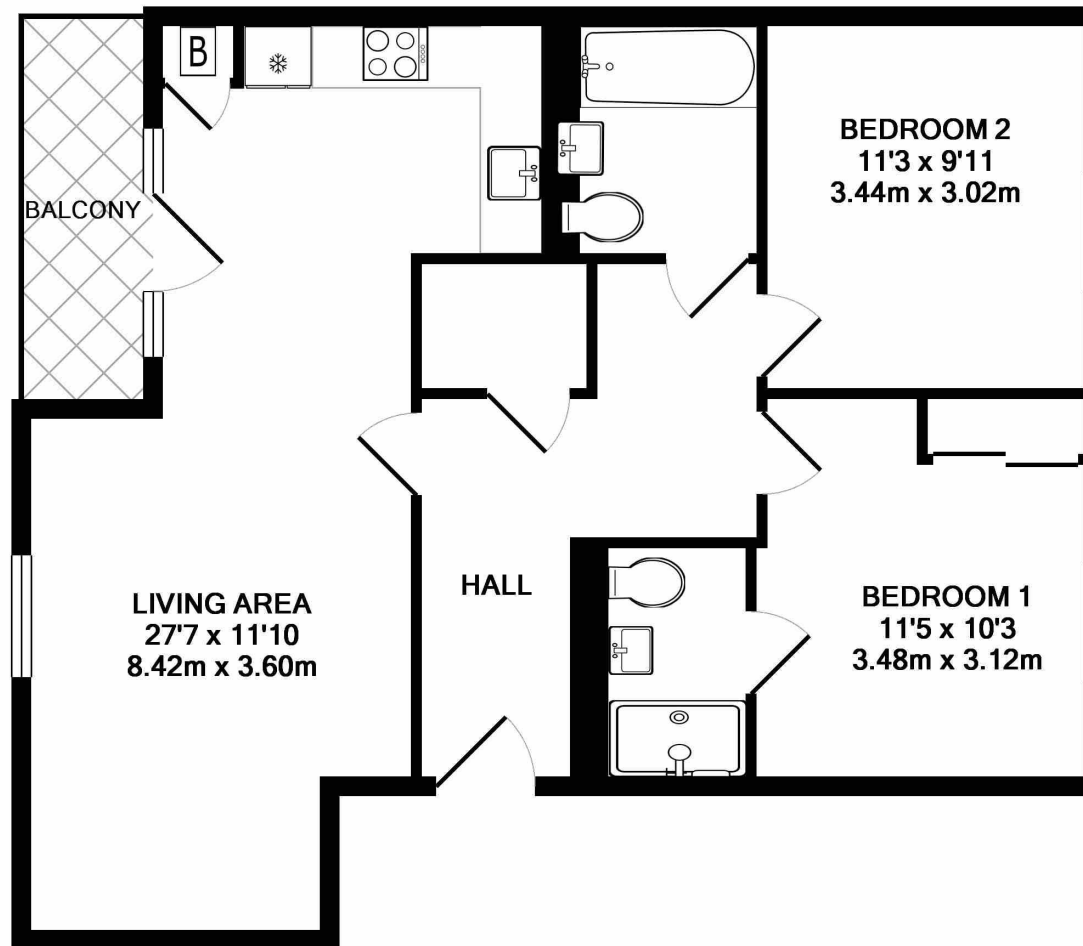
- Local Authority: L.B Hillingdon
- Council Tax Band: D
- Deposit Amount: £2,019.00
- Reservation Payment: One weeks rent
- Energy Efficiency Rating: Band B
- Available Date: 16/10/2024

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A	93	93
(81-91) B	90	90	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.





TOTAL APPROX. FLOOR AREA 720 SQ.FT. (66.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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