



10 Emerald Court, 20 Arla Place
Ruislip

Guide Price **£350,000**



10 Emerald Court

Ruislip

Modern two-bed, two-bath flat with open plan living, private balcony, en-suite, allocated parking, ample storage, and no onward chain. Bright, stylish, and ideal for city living. Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

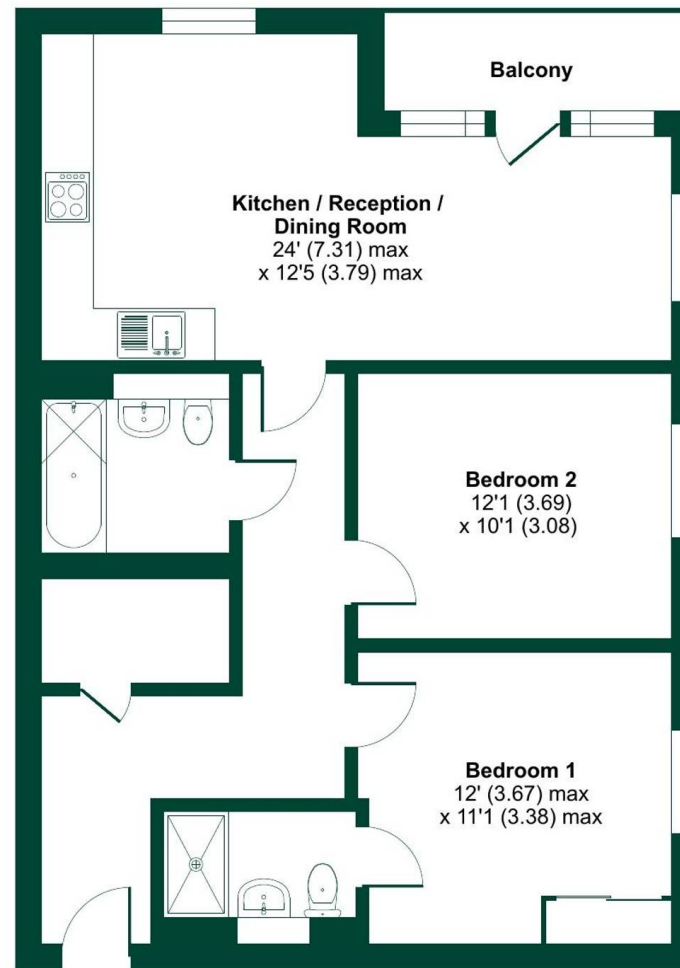
- Modern two bedroom, two bathroom apartment
- Excellent first time buy, investment or London base with excellent connections
- Potential gross yield of 6% per annum
- Modern open plan kitchen and living space
- Private balcony
- Allocated parking
- No chain
- Convenient location with Central and Chiltern line services just a short walk away
- Choice of shops, high streets and popular restaurants nearby



Arla Place, Ruislip, HA4

Approximate Area = 783 sq ft / 72.7 sq m

For identification only - Not to scale



THIRD FLOOR



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