



## Regency Drive, Ruislip, Middlesex HA4 7ED

**PCM £1,500 PCM**

**EPC Rating Current 71 Potential 75**

Austin Residential are pleased to offer this immaculate two bedroom ground floor apartment.

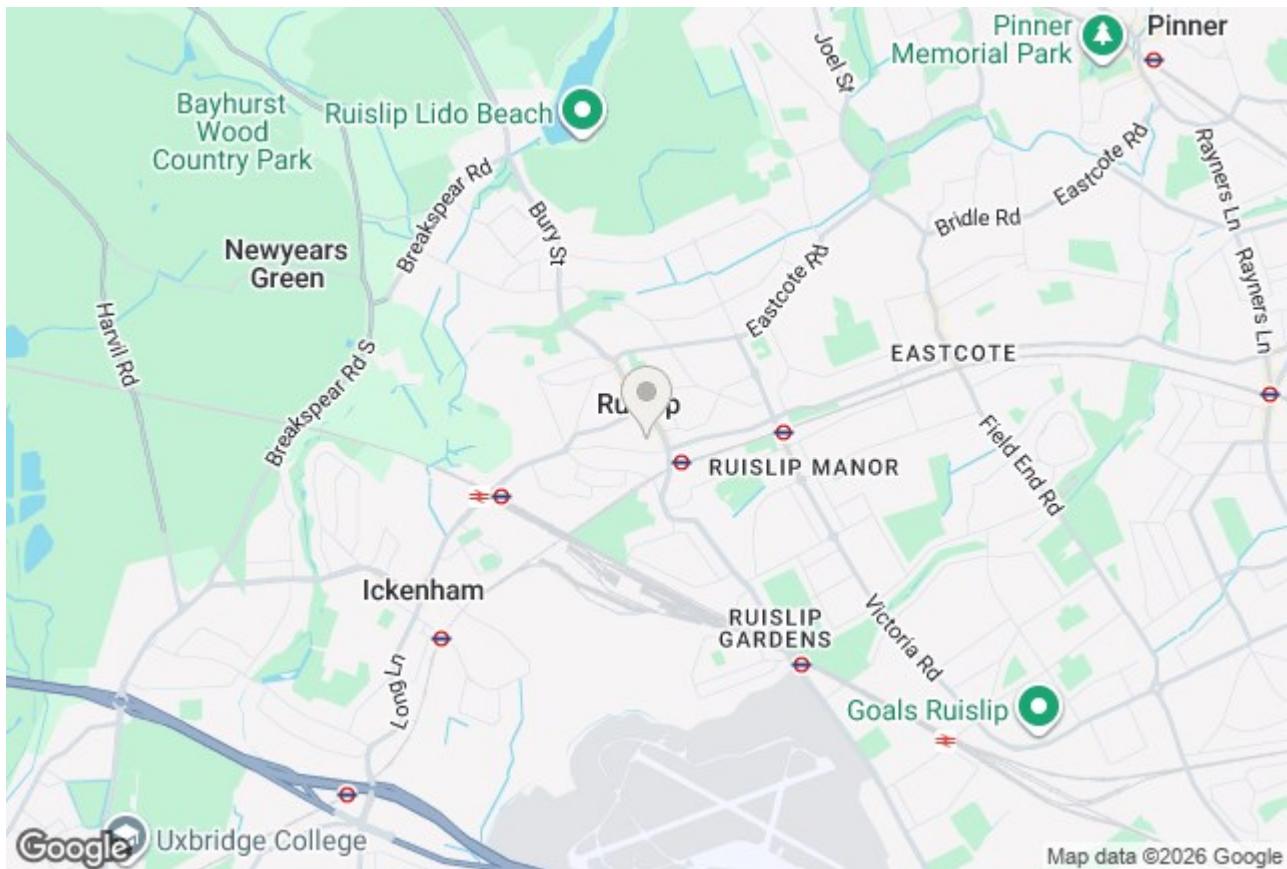
The property briefly comprises: entrance hallway; large open plan kitchen/ reception room with patio doors, a spacious shower suite, master bedroom with fitted wardrobe and dressing table and a large single bedroom.

Additional benefits include: entry phone system, communal gardens, double glazing and gas central heating.

Located in a quiet cul de sac, Embassy Court is just a few minutes walk away from Ruislip High Street which offers a wide variety of restaurants, coffee shops, supermarkets and retailers. Both Ruislip & West Ruislip train stations are close by, servicing: Metropolitan, Piccadilly, Central and Chiltern lines collectively. The A40 is a short drive away which gives your access to both London and the Home Counties.

Available end January - Unfurnished.





#### Important Notice

1. These Particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property.
2. Any description or any information given should not be relied upon as a statement or representation of fact or that the property or its services are in good condition.
3. The photographs show only certain parts of the property at the time they were taken. Any area, measurement or distances given are approximate only.
4. All statements contained in these particulars in relation to the property are made without responsibility on the part of Austin Residential nor any of their employees have any authority to make or give any representation or warranty whatsoever in relation to the property.
5. Money Laundering Regulations' intending purchasers will be asked to produce identification documentation. We would ask for your co-operation in order that there will be no delay in agreeing a sale.

#### Viewing

Strictly by appointment with:  
75 High Street, Ruislip, Middlesex, HA4 8JB  
Tel : 01895 613000  
Fax: 01895 613018  
Email: ruislip@austinresidential.co.uk