



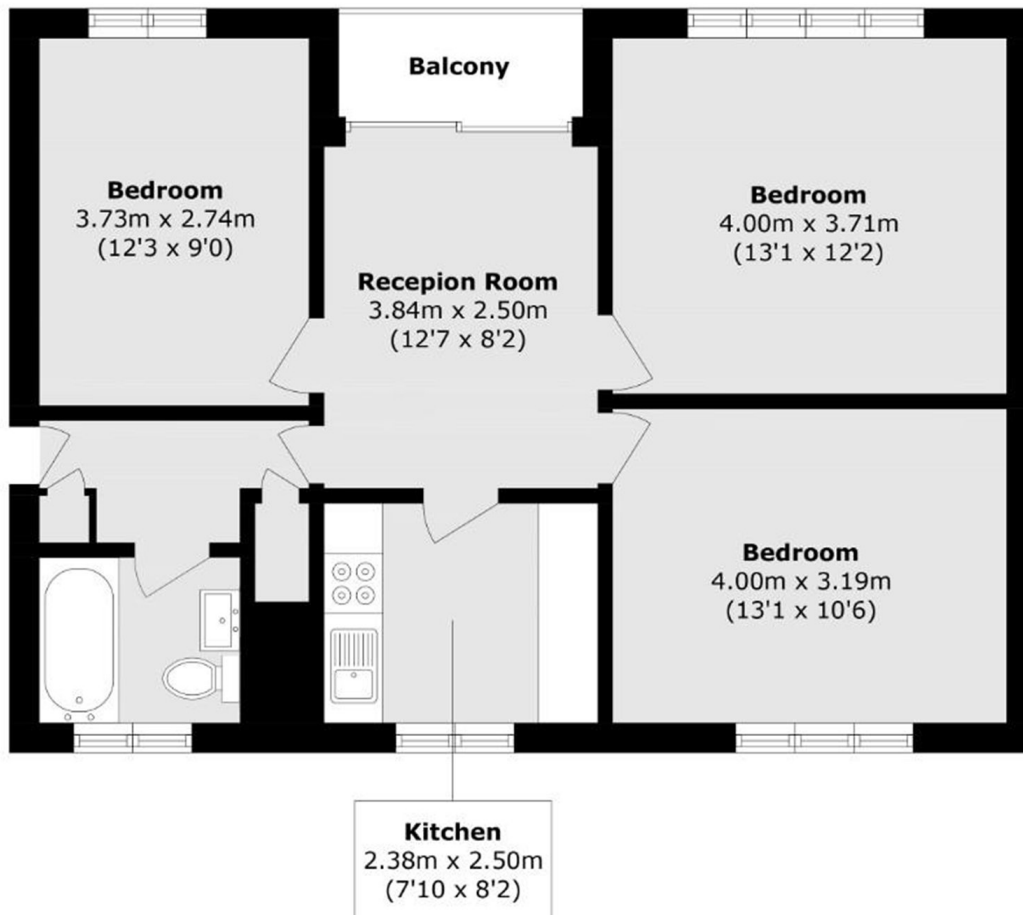
## Grange Court, UB5

**£275,000**

This property offers a spacious lounge with access to a private balcony overlooking communal gardens, a separate kitchen with wall and base units, three bedrooms, including two doubles and a smaller third, and a family bathroom.

The property is ideally located with excellent transport links including local bus routes to Northolt Station. The area also offers a range of local amenities and convenient links to Ruislip and South Ruislip.

- Three Bedrooms • Second Floor • Private Balcony •
- Spacious • Communal Gardens • Unallocated Parking •



Total area (approx.): 64.8 sq. m (697.5 sq. ft)

Balcony area (approx.): 2.7 sq. m (29.0 sq. ft)

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Energy Rating: D We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.