



- Two Bedroom
- No Upper Chain
- Garage With Direct Access Via House
- On Site Management
- Electric Heating & Double Glazing

- Retirement Village
- Terraced House
- Private Rear Garden
- Within Walking Distance Of Ickenham Village
- EPC Rating D

Church Place is a luxury retirement development in the heart of Ickenham offering secure retirement accommodation to the over 55s.

Very conveniently located with pedestrian access direct to the village centre and separate vehicle access.

Managed by Cognatum there is an on site Manager, communal laundry, a guest suite and a lovely restored barn used for social events. All external maintenance including gardening and window cleaning is included in the Service Charge and there are no water bills.

The spacious accommodation briefly comprises: Entrance Hall, 2 Receptions, Kitchen, Conservatory and ground floor wet room. On the 1st floor, 2 double bedrooms and shower room. There is a large private mainly paved garden. There is also direct access to the garage via the conservatory.

Still retaining a village atmosphere, Ickenham has an excellent range of amenities, shops, restaurants, coffee shops and a good range of sports clubs, golf, cricket, tennis and rugby. There is an active Community Association with many clubs and activities.

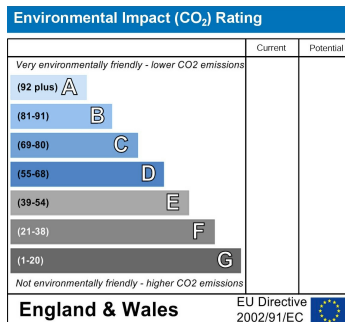
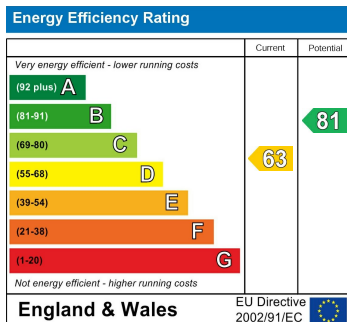
Metropolitan and Piccadilly line station at Ickenham and Central and Chiltern lines from West Ruislip are close by and M/A40 and M25 very easily accessible.

Tenure: Leasehold

Years Remaining on Lease: 120 years approx

Service Charge £1,750 per quarter

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





**Church Place, Ickenham, Uxbridge, UB10**

Approximate Area = 1237 sq ft / 114.9 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 1402 sq ft / 130.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Lakin & Co. REF: 1146741

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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