



- TWO Bedroom TWO Bathrooms
- 16 Ft Lounge
- Video Entryphone System
- Short Walk of Ickenham Village
- Allocated Parking Space
- Open Plan Kitchen
- Fitted Wardrobes To Main Bedroom
- Private Balcony
- Close To West Ruislip Station
- EPC Rating B

Superbly located in an exclusive development, just moments from West Ruislip station and Ickenham Village, this TWO bedroom TWO bathroom 1st floor apartment is being sold with no onward chain and is an ideal first home.

The property briefly comprises; an entrance hall with built-in storage cupboards, a spacious lounge with doors leading to a private balcony, a modern open-plan fitted kitchen with integrated appliances and a main bathroom with a shower.

Bedroom one has a built-in wardrobe and an en-suite shower room with an enclosed shower, wash basin, W/C, partly tiled walls and bespoke mirror-fronted cabinets. Bedroom two is a double room with built-in wardrobes and the bathroom is fitted with an enclosed bath with shower over, wash basin and W/C partly tiled walls and bespoke mirror-fronted cabinets.

There is the added benefit of a private balcony, allocated parking, video entry phone system and lift access. There are well-maintained communal grounds and an under-cover allocated parking space.

Viewings are strictly by appointment only.

Price: Guide Price £385,000

Tenure: Leasehold

Lease: Lease Term 125 years commencing on 1 January 2016

Years Remaining: 116 Approx

Service Charge & Insurance: £2,250 Per Annum

Service Charge Review: Annually

Ground Rent £250.00

Ground Rent Review: January 2026 - Reviewed every 10 years

Local Authority: Hillingdon

Council Tax Band: D

Broadband type: Up to Ultrafast 1800 Mbps d/l 900 Mbps u/l

Mobile Coverage (Indoor):

Provider| Voice | Data

EE| Likely Likely

Three| Likely Likely

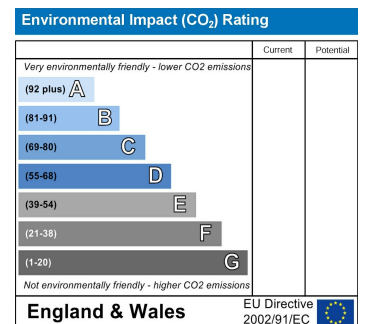
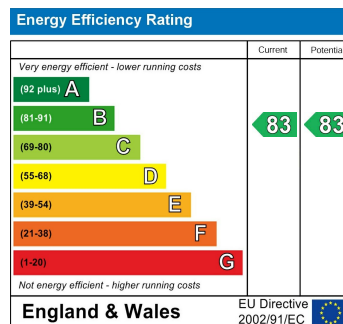
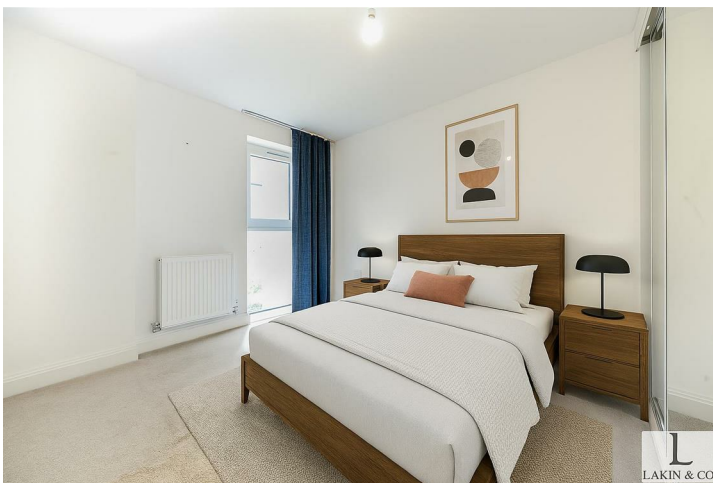
O2| Limited None

Vodafone| Likely Likely

\*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. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>

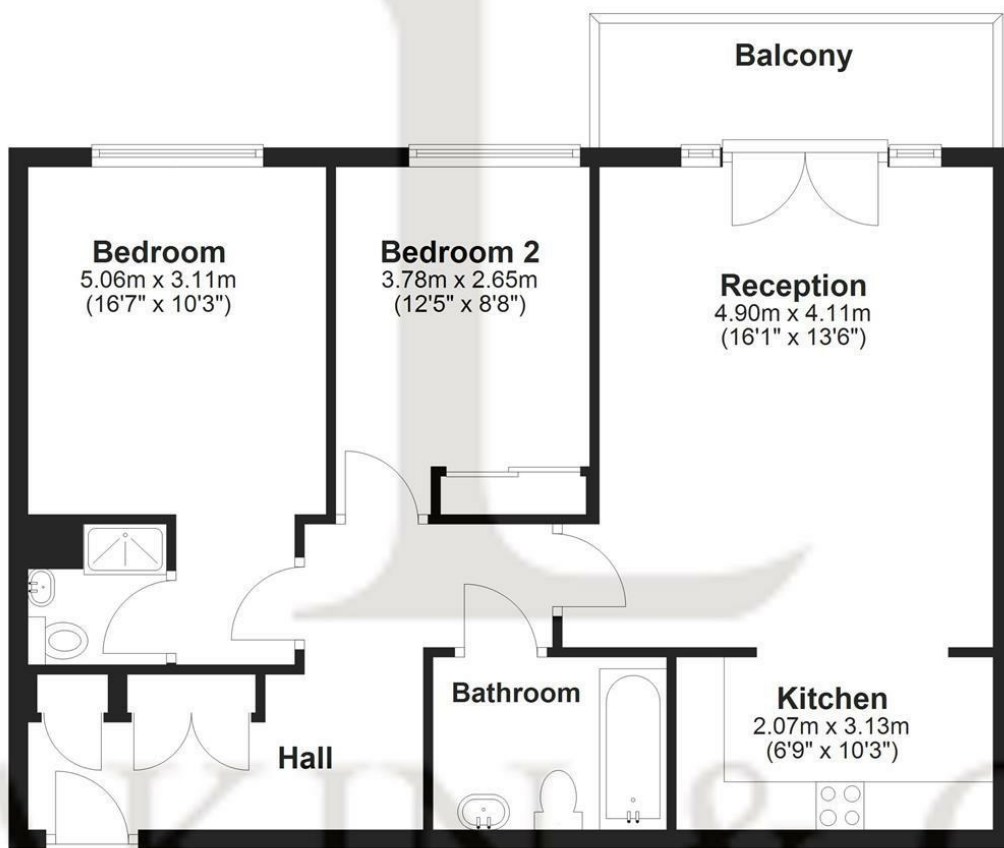






### Ground Floor

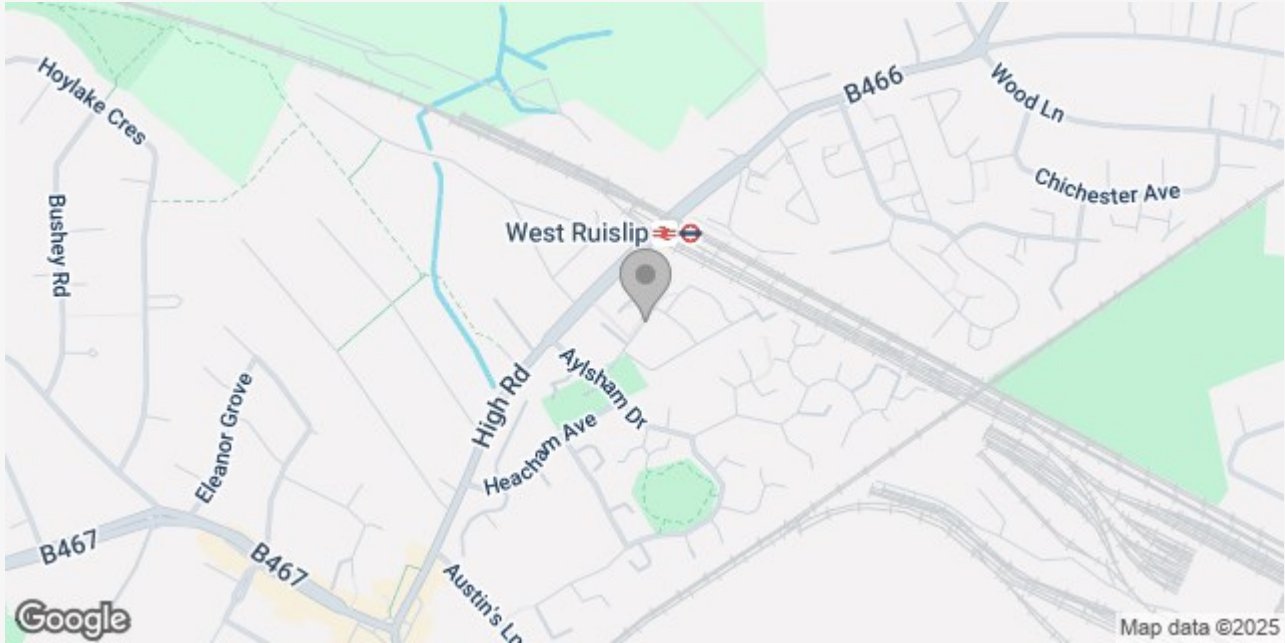
Approx. 70.3 sq. metres (757.2 sq. feet)



Total area: approx. 70.3 sq. metres (757.2 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.  
Plan produced using PlanUp.

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.



## LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.