



- ONE Bedroom Flat
- Ground Floor
- Quiet Cul-De-Sac
- Gas Central Heating
- Excellent Transport Links

- Close To Ickenham Village
- No Onward Chain
- Double Glazing
- Off Street Parking
- EPC Rating D

We are pleased to bring to market this well-maintained ground-floor ONE-bedroom apartment located in Ickenham being sold with no onward chain.

The property briefly comprises; entrance hall, a spacious double bedroom, a modern tiled bathroom, a large lounge and a separate modern fitted kitchen.

The property boasts residence parking, double glazing, gas central heating, and neutral décor throughout and is located in a perfect location for those looking for easy access to the A40/M40/M25 and West Ruislip Station (Central/ Over Ground Lines) and Ickenham Station (Metropolitan/ Piccadilly Lines).

Further benefits include; new carpets, freshly painted, gas central heating, double glazing, communal gardens and an off street parking space.

Viewings are strictly by appointment only.

Price: Guide Price £275,000

Tenure: Leasehold

Lease remaining: 146 years (approx)

Ground rent: £125 per annum

Lease end date: 23rd June 2171

Service charge: £762 per annum

Service charge review period: Annually

Local authority: Hillingdon

Council tax band: C

Broadband type: Upto: Ultrafast 1000 Mbps d/l 100 Mbps u/l

Mobile Coverage (Indoor):

Provider Voice Data

EE - Limited Limited

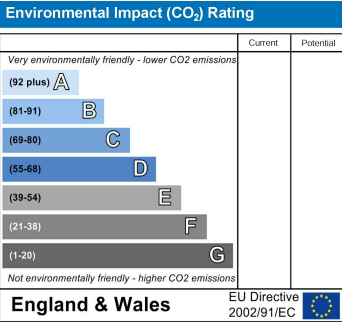
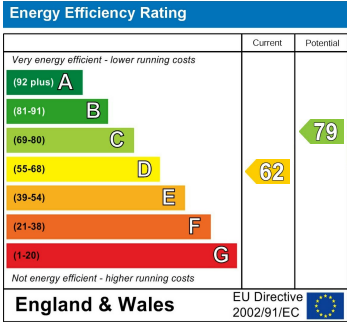
Three - Limited Limited

O2 - Limited None

Vodafone - Limited Limited

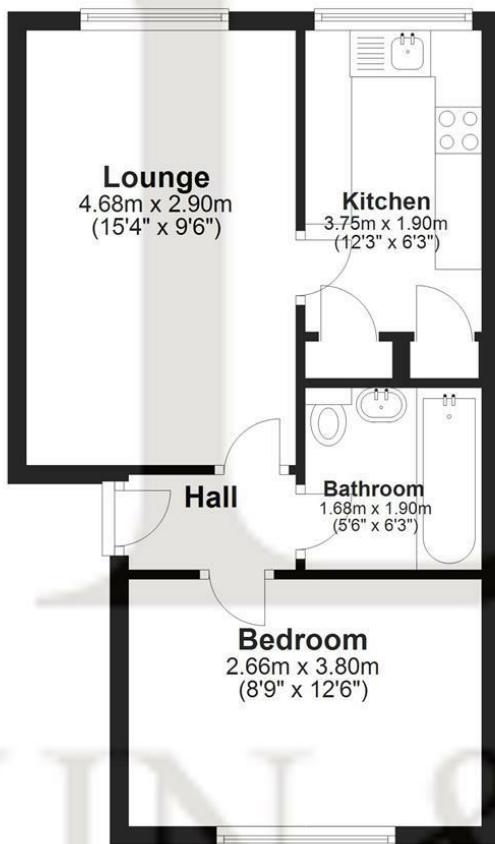
*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>





Ground Floor

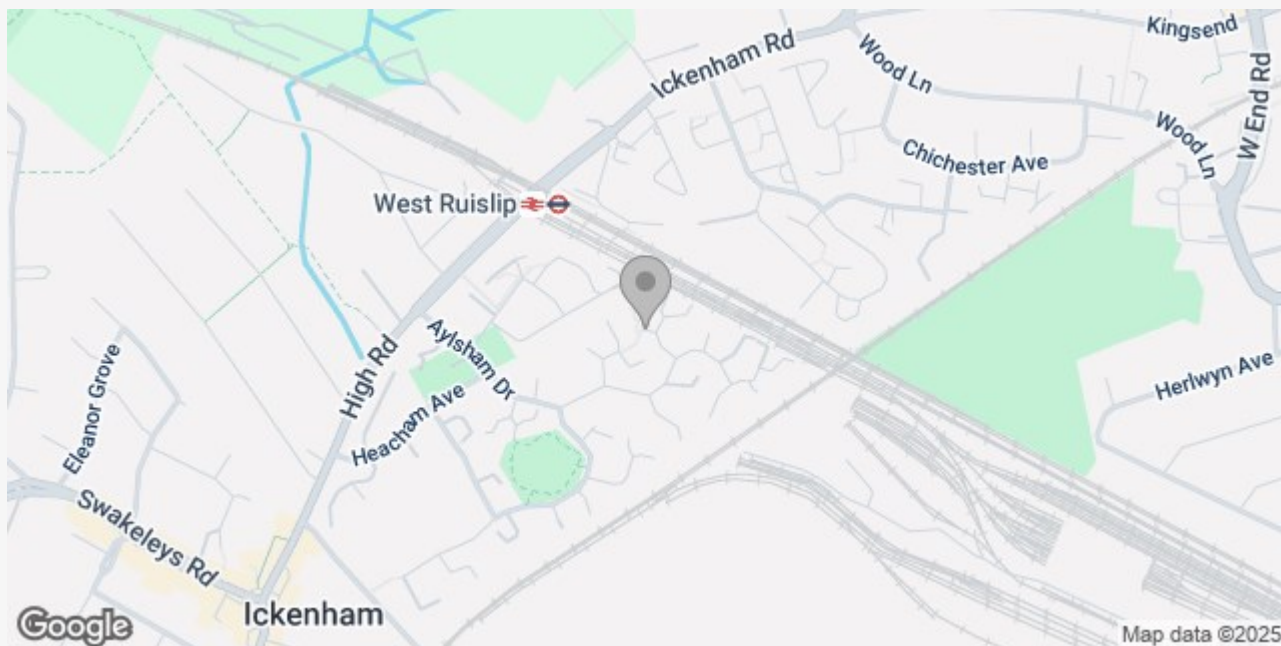
Approx. 33.4 sq. metres (359.2 sq. feet)



Total area: approx. 33.4 sq. metres (359.2 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

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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.