



Church Place, Uxbridge, UB10 8XB



gibsonhoney

Join this welcoming community, sit and chat in the courtyards and social spaces, take part in our social activities. A short, level stroll to Ickenham shops and amenities with great transport links.

Built in 1994 in the very heart of Ickenham village, this development of just 25 homes offers a stunning retreat set amongst tranquil and peaceful surroundings of two courtyards. The layout encourages neighbourly contact amongst this community of like-minded people, where (unlike many flats and houses) people are around during the day and have time to talk. Maintain your independence with Ickenham village shops and amenities a short, level stroll away, along with great transport links. Stress free living - with someone else to maintain the lovely grounds, the outside of your property and garage.

Offered with NO UPPER CHAIN is this charming and spacious two DOUBLE bedroom terraced home for the OVER 55s. Situated off of Austin's Lane, this private estate has 25 thoughtfully designed homes, all with private gardens and garages. The generous accommodation (1,050sqft) comprises; Large through lounge, dining room with French doors out to a suntrap patio garden, fitted kitchen, downstairs shower room, TWO SUBSTANTIAL DOUBLE BEDROOMS both with built in wardrobes. There are two delightfully landscaped courtyards, one dominated by the original restored barn used as a workshop and communal space, where residents gather for regular events. The property itself benefits from; double glazing, a spacious garage large enough for a modern car and private rear garden. Ickenham village offers a wide range of shops and other facilities; dentists and doctor's surgery, chemists, convenience store and small supermarket, post office, three pubs, butchers, library, theatre and a vets. Excellent road links: A40 (Western Avenue), link to M40 and M25 motorways. Great transport links. Ickenham step free tube station and West Ruislip, covering three tube lines, also three bus routes.



## ENTRANCE HALL

Front aspect door, laminate effect flooring, storage heater, stairs to first floor landing, under stair storage, doors to:

## DOWNSTAIRS SHOWER ROOM

Part tiled walls, wall mounted wash hand basin, low level wc, shower cubicle with shower attachment and mixer taps, large storage cupboard.

## THROUGH LOUNGE

Front aspect double glazed window, coved ceiling, feature fireplace, storage heater, door to Kitchen, double doors to:

## DINING ROOM

Rear aspect double glazed double doors to rear garden, coved ceiling, storage heater, service hatch.

## KITCHEN

Rear aspect double glazed window, and door to garden, part tiled walls, part coved ceiling, a range of base and eye level units, stainless steel sink with drainer, integrated oven, four electric hobs, extractor hood, service hatch, storage cupboard, space for appliances including, dish washer, fridge freezer and washing machine.



## FIRST FLOOR LANDING

Front aspect double glazed window, hatch to fully boarded loft space with light, doors to:

## BEDROOM ONE

Rear aspect double glazed window, coved ceiling, a range of built in wardrobe, electric convector heaters.

## BEDROOM TWO

Front aspect double glazed window, coved ceiling, electric convector heaters, built in wardrobe.

## BATHROOM

Skylight, part tiled walls, panel enclosed bath with shower attachment and mixer taps, low level wc, wall mounted wash hand basin, large airing/storage cupboard, heated towel rail.

## FRONT

Planted area.

## REAR GARDEN

Laid to patio, panel enclosed fence.

## LEASE & OUTGOINGS

150 Year from 1994 with a peppercorn ground rent.

14.11.23 - Service charge has just been announced for 2024, it is £6,876 per annum, payable quarterly in advance.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

## GARAGE

Up and over door, power and lighting.

## COUNCIL TAX

London Borough of Hillingdon - Band G - £2,106.48.

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## DISTANCE TO STATIONS

Ickenham (0.2 miles) - Metropolitan/Piccadilly  
West Ruislip (0.4 miles) - Central Line/Chiltern Railways  
Hillingdon (0.8 miles) - Metropolitan/Piccadilly  
Ruislip (1.0 miles) - Metropolitan/Piccadilly

## RESIDENTS

A retirement development that is built for over 55's.

Confirmation has been obtained from Head Office that Registered Disabled under 55's can also live at Church Place.

Our clients have reliably confirmed low thresholds at main entrance, French doors and kitchen door out to courtyard garden and they have said that all doors at least 32" wide meaning they should accommodate wheelchairs etc. We recommend that you check this yourselves when viewing.

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92 High Street, Ruislip, Middlesex, HA4 8LS

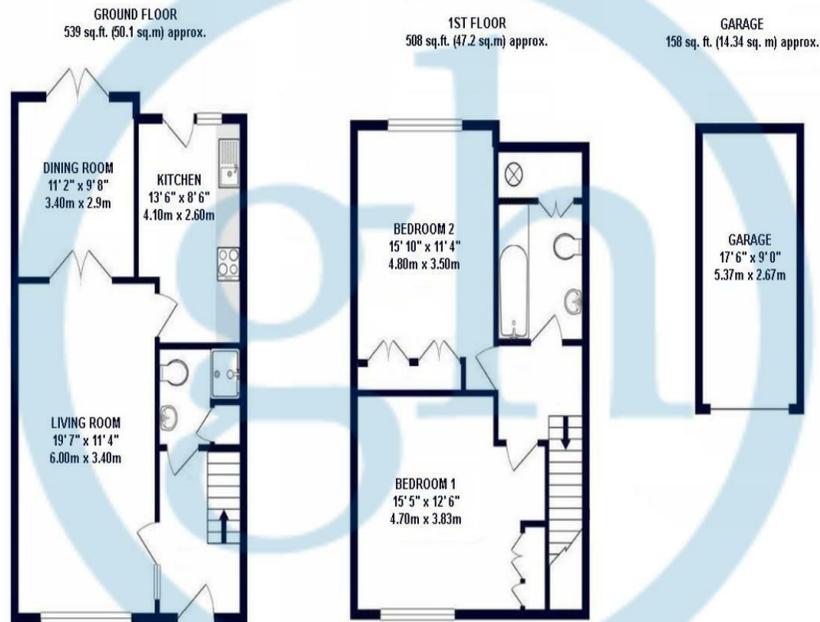
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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