

88 Long Lane

Ickenham • Middlesex • UB10 8SX

Offers In Excess Of: £440,000



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A luxury two bedroom apartment situated within a modern, sought after, gated development that is just a short walk from Hillingdon and Ickenham tube station. The property is accessed via a communal entry phone system that leads into a communal hallway. Outside there is allocated parking and communal gardens. The Metropolitan and Piccadilly tube lines. The A40 and M25 are also easily accessible.

Ground floor

Two bedrooms

Two bathrooms

Spacious interior

Underfloor heating

One allocated parking space

Communal gardens

Easy access to train lines

Within walking distance to Ickenham high-street

Easy access to A40/M40/M25

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

As you enter this well presented home, you are first met by an entrance hall. To the left of the hallway is the master bedroom, which benefits from a fitted cupboard and en-suite bathroom. In the centre of the property is the spacious, living/dining area with a fitted modern kitchen with integrated appliances and an island. To the right of the home there is the second bedroom, next to this is the tiled family bathroom. A storage cupboard is also located in the hallway. The property has the luxury of underfloor heating throughout, and fitted shutters in the living room and both bedrooms.

Outside

To the front of the of the property there is a gated car park allowing privacy to residents. Both the pedestrian gate and main gait allow access via a telephone entrance to each individual flat in the development. To the rear of the property there are landscaped communal gardens with bike storage along the side of the development.

Location

Long Lane is a convenient and most sought after location for the modern family, offering access to a number of local amenities including local shops and numerous bus links into Uxbridge and Ruislip. Hillingdon's Metropolitan and Piccadilly line train station is nearby whilst West Ruislip Central line station is a short drive or bus journey away. There are a number of highly regarded local schools including Vyners Secondary and Glebe Primary school. The A40/ M40 with its links to London and the Home Counties are a short drive away along with Uxbridge Town centre with its multitude of shopping facilities, bars and restaurants. The location also benefits from being close to Heathrow Airport.



Schools:

The Douay Martyrs Catholic School 0.2 miles
Glebe Primary School 0.5 miles
Vyners School 0.7 miles



Train:

Ickenham Station 0.6 miles
Hillingdon Station 0.3 miles
West Ruislip Station 0.9 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		
		84	84
England & Wales		EPC Directorate 2022/01/18	

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.