

Church Place

Ickenham • Middlesex • UB10 8XB

Guide Price: £599,000



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est 1986

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This two bedroom retirement apartment will certainly impress and offers a rare opportunity to join this wonderful residential estate. Church Place is placed just off Austins Lane in Ickenham and consists of 25 brilliantly designed, two and three bedroom cottages, some with conservatories and all with private gardens and garages and four large two-bedroom apartments. Built in 1994 and created in the former paddock and farmyard of Home Farm it now offers a stunning retreat set amongst tranquil and peaceful surroundings in the heart of the charming Ickenham village. PLEASE NOTE THIS IS A RESIDENCE FOR OVER 55's ONLY.

Two bedroom retirement apartment

Spacious interiors throughout

En-suite to master bedroom

Fitted wardrobes

Private balcony

Communal gardens

Sought after development

Direct access to Ickenham Village

24/7 on site management

Stairlift to the first floor

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 fantastic apartment you are welcomed by a large hallway. To your right is the second bedroom that has fitted wardrobes and overlooks the communal gardens. Also to the left of the hall is a shower room. Moving along the hallway and on your right is the master bedroom also benefiting from ample fitted storage space, and an en-suite. To the left is the fitted kitchen, and at the end of the hallway is the spacious light filled living and dining rooms. From the living room there is access to the private balcony.

Outside

There are two beautifully landscaped courtyards, the first dominated by the ancient, listed and restored barn used as a workshop, but, in which residents occasionally hold special events.

Location

Church Place is situated just off Austins Lane and consists of 25 brilliantly designed properties, and all with private gardens and garages. Ickenham village offers a wide range of shops and other facilities including a chemist, dentist and doctor's surgery, convenience store, butcher, post office, three pubs, and a veterinary practice. Ickenham has easy access to the A40 (Western Avenue), M40 and M25 motorways. The Chiltern Railway, which links London and Birmingham, runs from West Ruislip station less than half a mile away. Ickenham station is only 0.3 miles away and offers step free access from the station to the train. Heathrow is less than 30 minutes by car, and Gatwick is under an hour. Ickenham is a delightful location, with a village atmosphere and a thriving community feel. There is an active Community Association with regular activities. Both the Compass theatre and Ickenham library are a short walk away.



Schools:

The Breakspeare School 0.5 miles
The Douay Martyrs Catholic School 0.5 miles
Vyners School 0.9 miles



Train:

Ickenham Station 0.3 miles
West Ruislip Station 0.4 miles
Hillingdon Station 0.9 miles



Car:

M4, A40, M25, M40



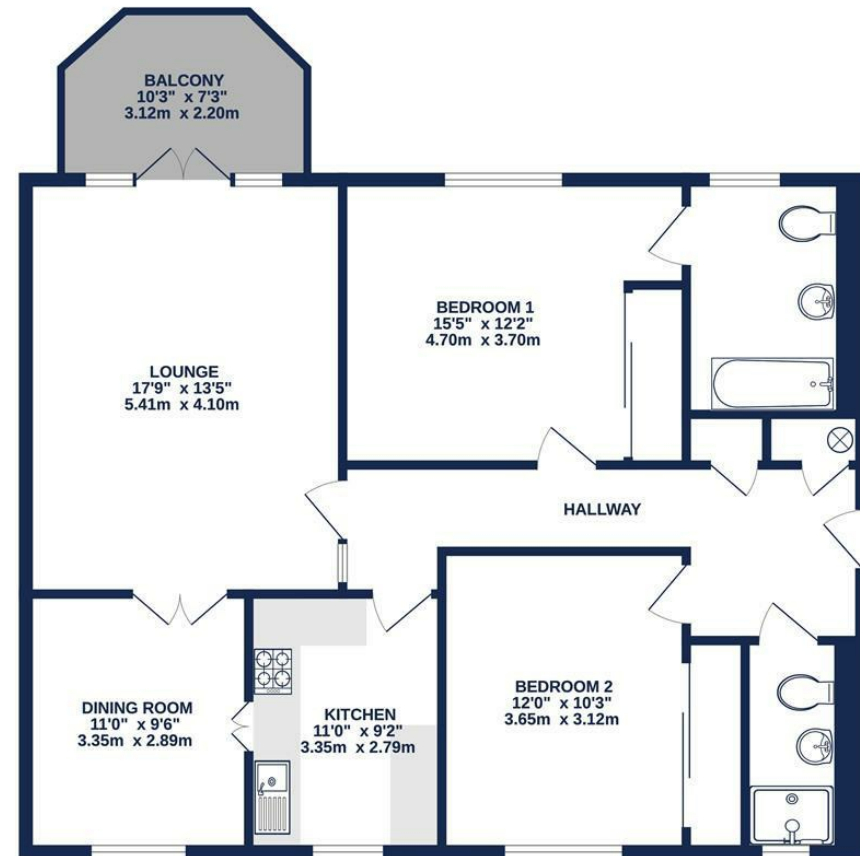
Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



FIRST FLOOR



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		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		

England & Wales
EPC Directive
2002/91/EC

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.