

# Summer Gardens

Ickenham • Middlesex • UB10 8FS

Guide Price: £480,000



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Located within the Cala development in Ickenham this luxury, executive two bedroom second floor apartment will impress those seeking style, space and sophistication. Ready made to move into with nothing to do but enjoy the accommodation benefits from being well located to shops and transport links. It is an ideal opportunity for those looking to get into the marketplace for the first time, a buyer looking to downsize or a rewarding investment opportunity.

Luxury apartment

Two bedrooms

Second floor

Two bathrooms

Gated development

Allocated parking

Separate kitchen

Walking distance to tube lines

Approximately 1000 sq ft

Easy access to A40/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

Enjoy a contemporary lifestyle of comfort and convenience in this immaculately presented secure apartment, which offers an exceptional opportunity. Situated on the second floor, the property itself briefly comprises; an entrance hallway, contemporary lounge, separate modern kitchen/diner with integrated appliances, two double bedrooms with en-suite to the master bedroom, and a modern family bathroom. The luxury apartment is a short walk to West Ruislip and Ickenham Stations, local shops, and is set amongst tranquil grounds.

### Outside

To the front there is allocated parking behind secure gates. There are also well maintained communal gardens and patio area.

### Location

This property is located footsteps from the village which offers a superb range of fashionable shops, cafes and restaurants whilst the pleasant open space of King George V playing field are a short stroll away. Ickenham station (Metropolitan/Piccadilly lines) is a short walk away providing reliable links into the City and West End. Closer still is West Ruislip station is serviced by both tube (Central line) and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For the motorist the A40 is a short drive away providing access to Central London and the Home Counties.



### Schools:

Glebe Primary School 0.6 miles  
The Douay Martyrs Secondary School 0.7 miles  
Bishop Winnington-Ingram Church of England School 0.7 miles



### Train:

West Ruislip Station 0.1 miles  
Ickenham Station 0.5 miles  
Ruislip Station 0.7 miles



### Car:

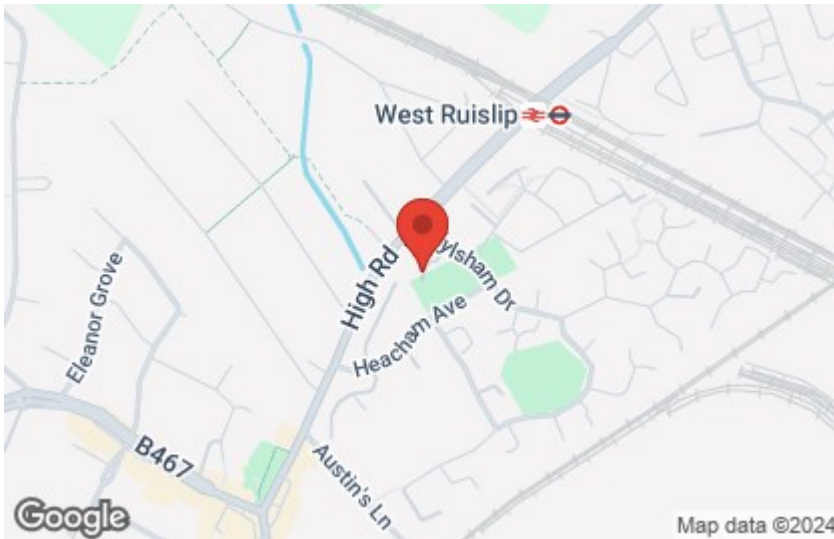
M4, A40, M25, M40



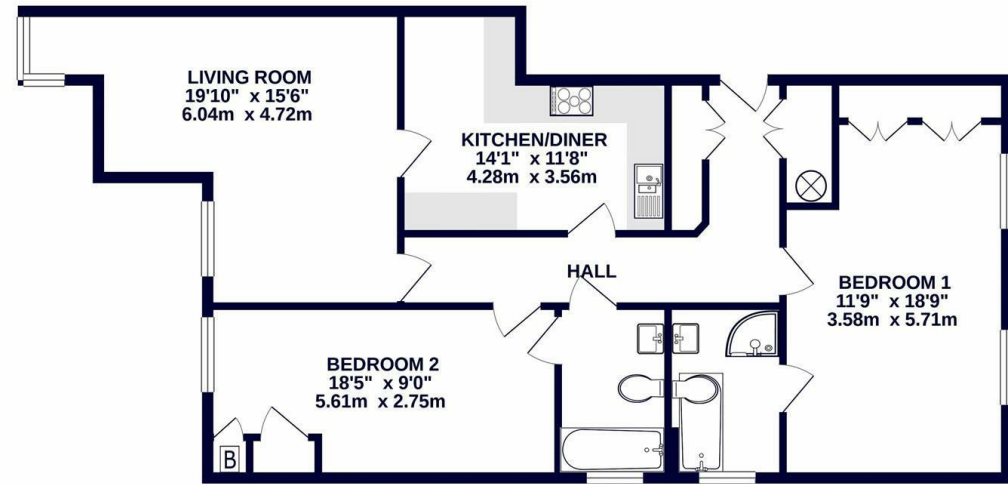
### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



## 2ND FLOOR 1049 sq.ft. (97.5 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		
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.