

Walsham Court, Perkins Gardens

Ickenham • Middlesex • UB10 8FZ

Guide Price: £395,000



coopers
est 1986

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Offering light filled accommodation throughout is this fantastic and spacious two bedroom two bathroom, first floor apartment found within this highly prized modern development that's ideally placed being just a short distance from West Ruislip tube station. The accommodation on offer briefly consists of entrance hallway, two well proportioned bedrooms, the master benefiting from an en-suite, an open plan kitchen/dining/living room with access onto its own private balcony and there is also the attractive bathroom suite and large storage cupboard.

Two bedroom apartment

Two bathrooms

First floor

Balcony

One allocated parking space

Walking distance to West Ruislip and Ickenham Station

Near to Ickenham high street

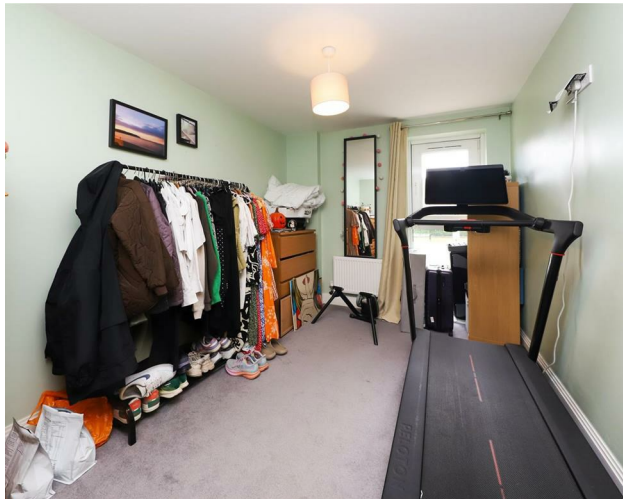
Spacious interior throughout

Open plan living space

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 first floor apartment, you are met by an airy entrance hall. To the left of the property is a large storage cupboard and a tiled bathroom. To the centre of the property there are two great sized bedrooms, one with the luxury of an en-suite bathroom. As you make your way down the hall you enter into the open planned living, dining and kitchen area, perfect for entertaining guests. Opening the French doors located in the living room takes you out onto a private balcony, great for summer nights.

Outside

There are attractive and well maintained communal areas surrounding the property, also there is allocated parking for residents.

Location

Walsham Court is within a two minute walk to West Ruislip Station, serviced by both tube (Central line) and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. also Ickenham (Metropolitan/Piccadilly lines) For the motorist the A40 is a short drive away providing access to Central London and the Home Counties. The apartment is set within the stunning and relatively new prestigious Ickenham Park development located in the Heart of Ickenham Village offering easy access to local shops and restaurants. There are a number of highly regarded local schools for all ages within walking distance.



Schools:

Glebe Primary School 0.7 miles
Bishop Winnington Ingram Church of England Primary School 0.6 miles
Sacred Heart Catholic Primary School 0.5 miles



Train:

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



Car:

M4, A40, M25, M40



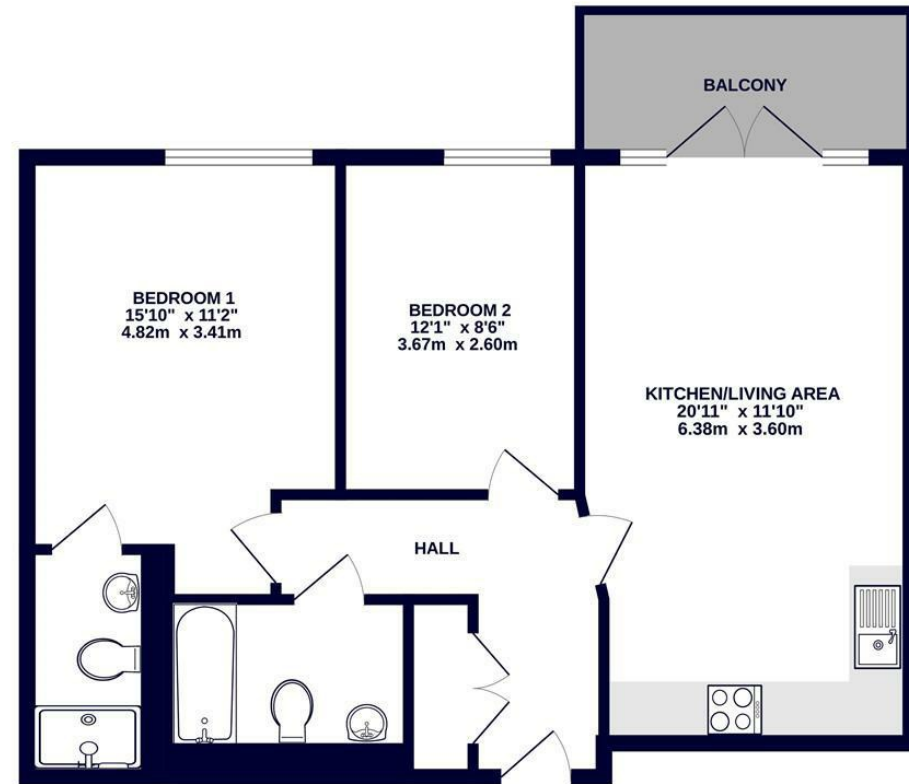
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



1ST FLOOR
671 sq.ft. (62.3 sq.m.) approx.



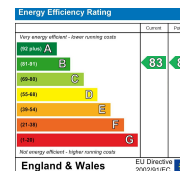
TOTAL FLOOR AREA : 671 sq.ft. (62.3 sq.m.) approx.

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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