

# Austin

Residential



**Aylsham Drive, Ickenham, UB10 8UJ**

**PCM £995 PCM**

**EPC Rating Current 74 Potential 75**

Austin Residential are pleased to offer this recently decorated top floor studio flat situated in the ever popular 'Brackenbury' Village to market.

The property briefly comprises of living area leading to a fitted kitchen and bathroom.

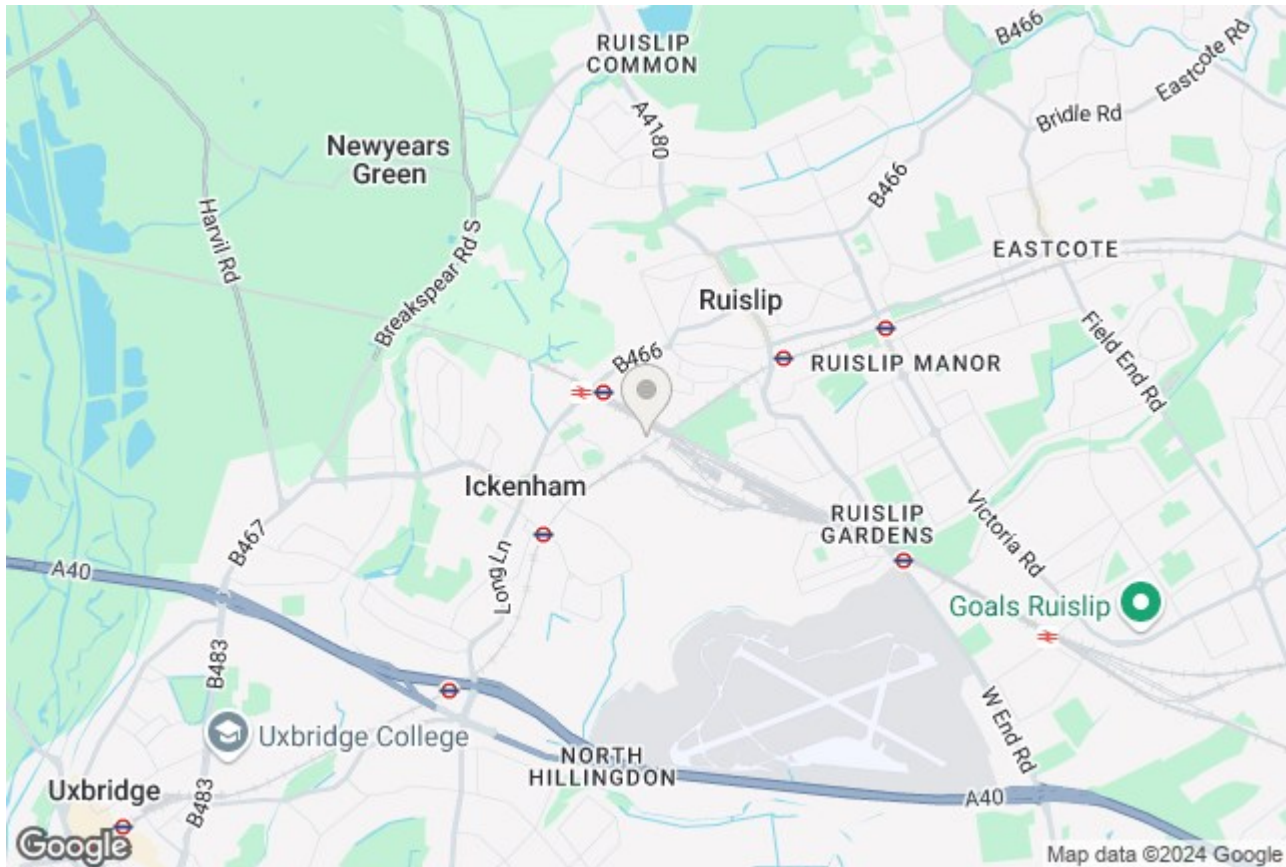
Further benefits include: Gas central heating ,double glazing; Permit for the car park and communal gardens.  
The property is offered part furnished which includes sofa bed and wardrobe.

Ickenham is served by excellent road networks with easy access to the A40/M40 motorway and links to the M25 and beyond. Public transport is good with Ickenham (Metropolitan and Piccadilly lines) and West Ruislip Station (Chiltern line and Central line) giving access to Central London and the Home Counties and a frequent local bus service.

Available Mid October- Unfurnished.

Minimum tenancy term 12 months with 6 month break clause.





#### Important Notice

1. These Particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property.
2. Any description or any information given should not be relied upon as a statement or representation of fact or that the property or its services are in good condition.
3. The photographs show only certain parts of the property at the time they were taken. Any area, measurement or distances given are approximate only.
4. All statements contained in these particulars in relation to the property are made without responsibility on the part of Austin Residential nor any of their employees have any authority to make or give any representation or warranty whatsoever in relation to the property.
5. Money Laundering Regulations' intending purchasers will be asked to produce identification documentation. We would ask for your co-operation in order that there will be no delay in agreeing a sale.

**Austin**  
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#### Viewing

Strictly by appointment with:  
75 High Street, Ruislip, Middlesex, HA4 8JB

☎ Tel : 01895 613000

☎ Fax: 01895 613018

✉ Email: [ruislip@austinresidential.co.uk](mailto:ruislip@austinresidential.co.uk)