

Long Lane

Ickenham • Middlesex • UB10 8SX

Guide Price: £330,000



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est 1986

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A beautifully presented one bedroom ground floor apartment with bi-fold doors leading to a private patio. Completed to a high specification throughout and expertly designed the accommodation impresses with its space and high quality fixtures and fittings. Conveniently located the development is a short walk to Hillingdon station offering the Metropolitan and Piccadilly tube lines. The A40 and M25 are also easily accessible.

One bedroom apartment

Ground floor

Bi-fold doors leading to private patio

Underfloor heating

Immaculate condition

Development only two years old

Modern kitchen with fitted appliances

Gated allocated parking

Well maintained communal garden

Walking distance to tube lines

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.





Description

This well presented one bedroom ground floor apartment is set in an attractive development and in a great location being so close to public transport. You enter the building via a communal door and the apartment is located to the rear. As you enter the property you are welcomed by a spacious hallway that leads to all of the rooms. To the left is the fully tiled modern bathroom with a walk in shower and bathtub. Moving back to the hallway and directly in from is the double bedroom that comes with the benefit of ample built in storage units. Completing the accommodation is the impressive open plan living/kitchen space. The kitchen is a fresh design and is fitted with quartz worktops and comes fitted with integrated oven, cooker, extractor fan and dishwasher. The living space is to the rear and over looks the communal garden, and is can be opened up to the private patio with the bi-fold door. The property comes with engineered oak flooring, and carpet in the bedroom. There is underfloor heating throughout.

Outside

To the front of the development there is a gated car park. The property comes with one allocated space, plus visitors parking. To the rear the property comes with a private patio area to enjoy in the spring/summer months, and this then opens up to the well maintained communal garden.

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. 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.



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:

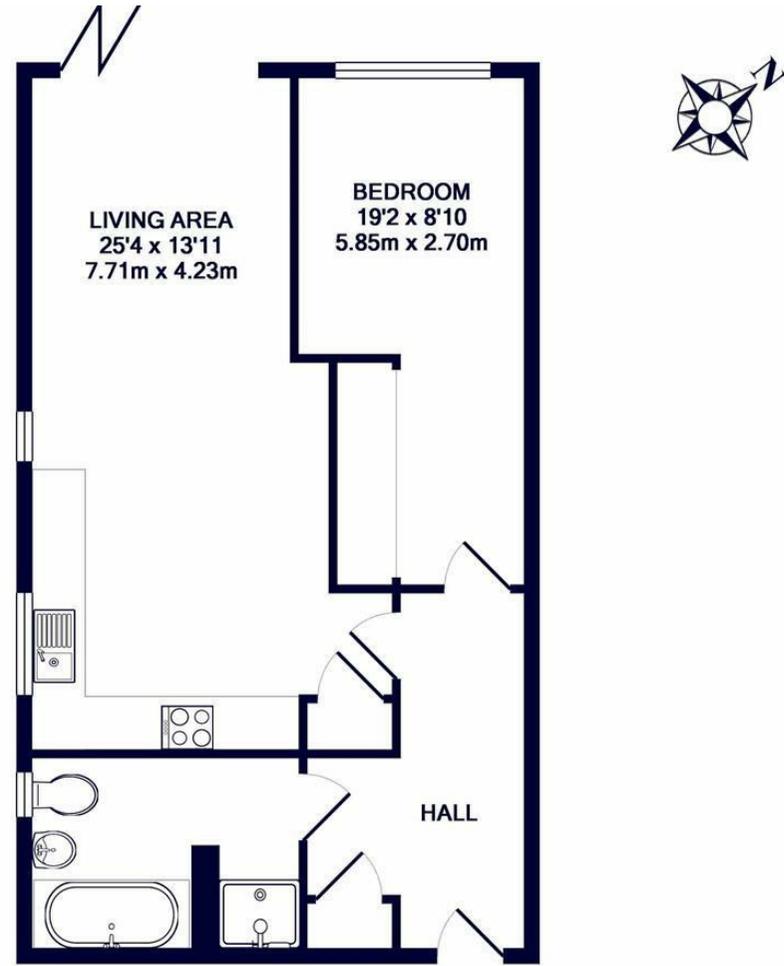
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



TOTAL APPROX. FLOOR AREA 618 SQ.FT. (57.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - 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.