

Walsham Court

Ickenham • Middlesex • UB10 8FZ

Guide Price: £400,000



coopers
est 1986

Walsham Court

Ickenham • Middlesex • UB10 8FZ

Offered with NO CHAIN. An immaculately presented two bedroom apartment located on the third floor of this development built in 2017 by the well renowned Taylor Wimpey. Beautifully finished throughout, this property boasts a large entrance hallway, spacious open plan lounge with modern fitted kitchen, two double bedrooms and a modern family bathrooms. Walsham Court is within walking distance to the heart of Ickenham village, transport links and local shops.

Two bedroom apartment

NO CHAIN

Immaculate condition throughout

Two bathrooms

Modern kitchen with integrated appliances

Long Lease

Allocated parking space

Walking distance to tube lines

Built in 2017

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.





Directions

From our Ickenham office turn right and continue to the end of the road. At the traffic lights turn right onto Aylsham drive, then turn left onto Josiah Drive, Walsham Court is a short distance down on the left.

Situation

This apartment, occupies an enviable position being located a short walk away from Ickenham village which offers a superb range of fashionable shops, cafes and restaurants. West Ruislip station is within walking distance and is serviced by both tube (Central line) and train lines into Marylebone Station in just 25 minutes. Ickenham station (Metropolitan/Piccadilly lines) is a short walk away providing reliable links into the City and West End. Alternatively For the motorist the A40 is a short drive away providing access to Central London and the Home Counties.

Description

Enjoy a modern lifestyle of comfort and convenience in this immaculately presented secure apartment, which offers a fantastic opportunity. Situated on the third floor, it's a short walk to Ickenham Station and shops. The luxury apartment is set amongst tranquil, leafy grounds and is welcomed by a communal entrance. The property itself briefly comprises hallway, contemporary open plan lounge/kitchen, two double bedrooms and two modern bathroom suites. and a modern bathroom. The master bedroom benefits from its own sleek en suite. This apartment boasts a fresh décor with crisp neutral tones throughout. This apartment is all about location and is a fantastic investment opportunity with strong rental returns.

Outside

Well kept communal gardens surround the property and there is allocated residents parking. This property also benefits from a south facing private balcony leading on from the living area and with views over the communal area.



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:

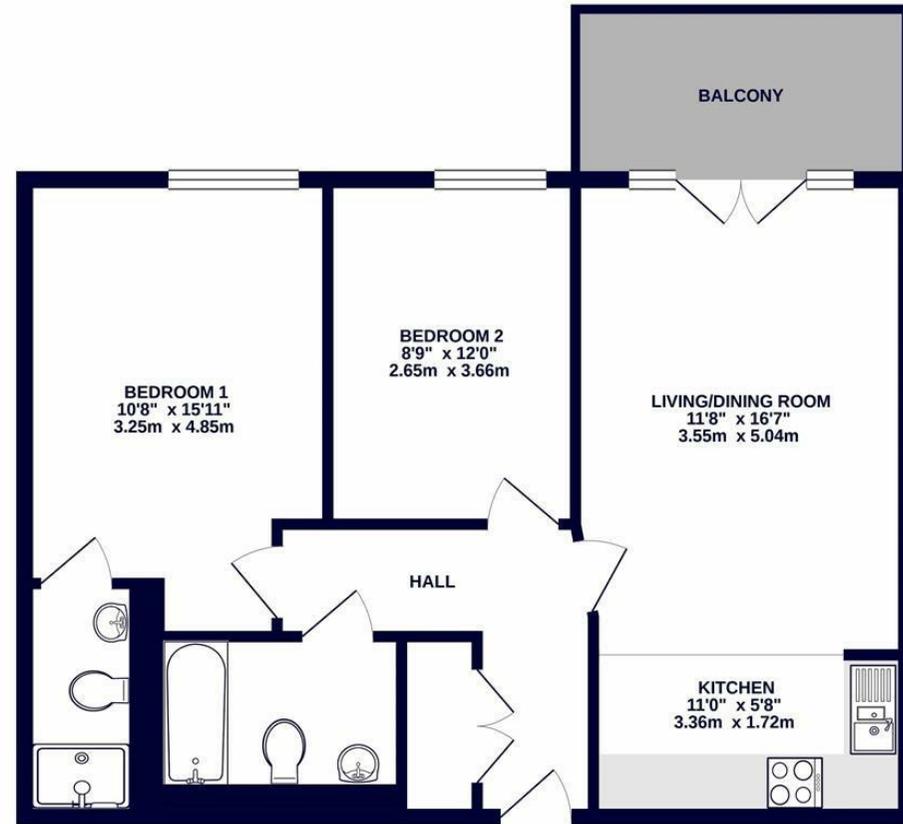
D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR

674 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 674 sq.ft. (62.7 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.
Made with Metrepaq 1/2022.



01895 547 011
27-29 Swakeleys Road, Ickenham,
Middlesex, UB10 8DF
ickenham@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
Very good A			
Good B			
Good C		84	84
Good D			
Good E			
Good F			
Good G			
Not energy efficient - higher running costs			
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.