

Perkins Gardens

Ickenham • Middlesex • UB10 8FQ

Guide Price: £385,000



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A beautifully presented two-bedroom, two-bathroom apartment set within the highly sought-after Hinds Court development, ideally positioned close to a range of local amenities and excellent transport links. Finished to a high standard throughout, the property features a spacious entrance hallway leading to a bright and stylish open-plan living area with a contemporary fitted kitchen and access to a private balcony. There are two generously sized double bedrooms, including a superb principal bedroom with en-suite shower room, along with a modern family bathroom.

Two bedroom apartment

Private balcony

Ensuite

Open plan living room

Modern interior throughout

Allocated parking

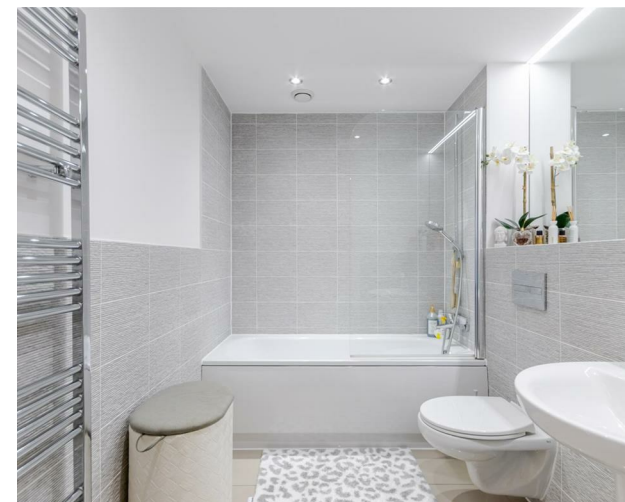
Short walk to local amenities

Nearby to sought after schools

Minutes from West Ruislip station

Easy access to A40/M25

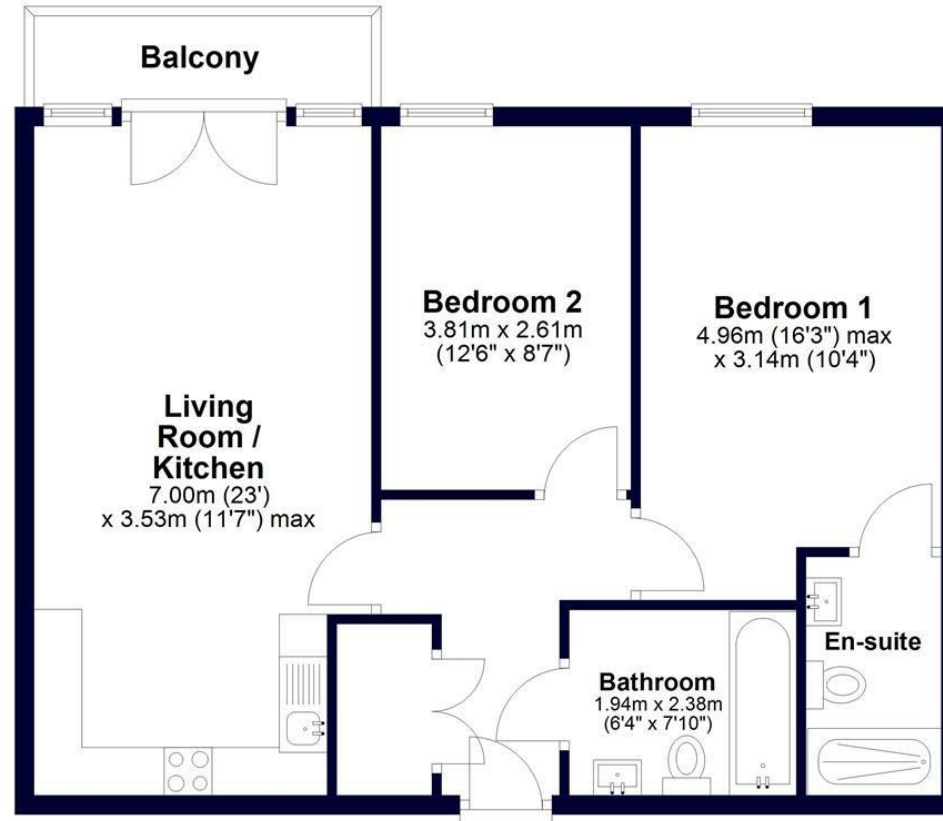
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Ground Floor

Approx. 66.4 sq. metres (714.5 sq. feet)
(excluding Balcony)



Total area: approx. 66.4 sq. metres (714.5 sq. feet)



Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Energy Efficiency Rating		Current	Target
How energy efficient? - lower rating costs			
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Below average	E		
Below average	F		
Not 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.