

High Road, Ickenham UB10 8LF

Guide Price £340,000



- TWO Bedroom Apartment
- Ickenham Village
- TWO Bathrooms
- Gas Central Heating
- Off Street Parking Space

- Ground Floor
- No Onward Chain
- Modern Fitted Kitchen
- Close To Tube Stations
- EPC Rating C

This well presented TWO bedroom TWO bathroom ground floor apartment in Ickenham Village is being sold with no onward chain. Having been maintained to a high standard and ready to move straight into, making it a superb choice for anyone seeking a low maintenance property. Ideal for first home buyers, those looking to down size or a landlord looking to add to their portfolio.

The apartment is accessed via a secure entrance phone system, offering; a welcoming entrance hall, two double bedrooms with en-suite shower room to the main bedroom, family bathroom, a spacious open plan living room-diner with plenty of space for a dining table and a separate modern fitted kitchen. This property also benefits from; gas central heating, double glazing and off-street private residence parking.

Ideally located on Ickenham High Road surrounded by beautiful scenery, nearby parks and village life with Ruislip and Ickenham high streets with 5-15 mins walk. For those that need to commute this property is perfectly placed within walking distance to both West Ruislip Station offering Central Line and Chiltern Line transport links and Ickenham Station which is on the Metropolitan and Piccadilly Lines. Its a short drive to the A40/M40 and M25 junctions.

Viewings are strictly by appointment only.

Price: Guide Price £340,000

Tenure: Leasehold

Lease remaining: 104 years (approx)

Ground rent: £250 p.a

Ground rent review period: No review period -

Lease end date: 25/03/2129

Service charge: £1,950 p.a (paid half yearly)

Service charge review period: Every 1 year

Local authority: Hillingdon

Council tax band: C

Broadband type: Upto Superfast - 103 Mbps d/l 20 Mbps u/l

Mobile Coverage (Indoor):

Provider Voice Data

EE - Limited Limited

Three - Limited Limited

O2 - Limited None
Vodafone - Likely Likely

*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>

Lounge



Kitchen



Bathroom



Bedroom



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Bedroom



Ground Floor

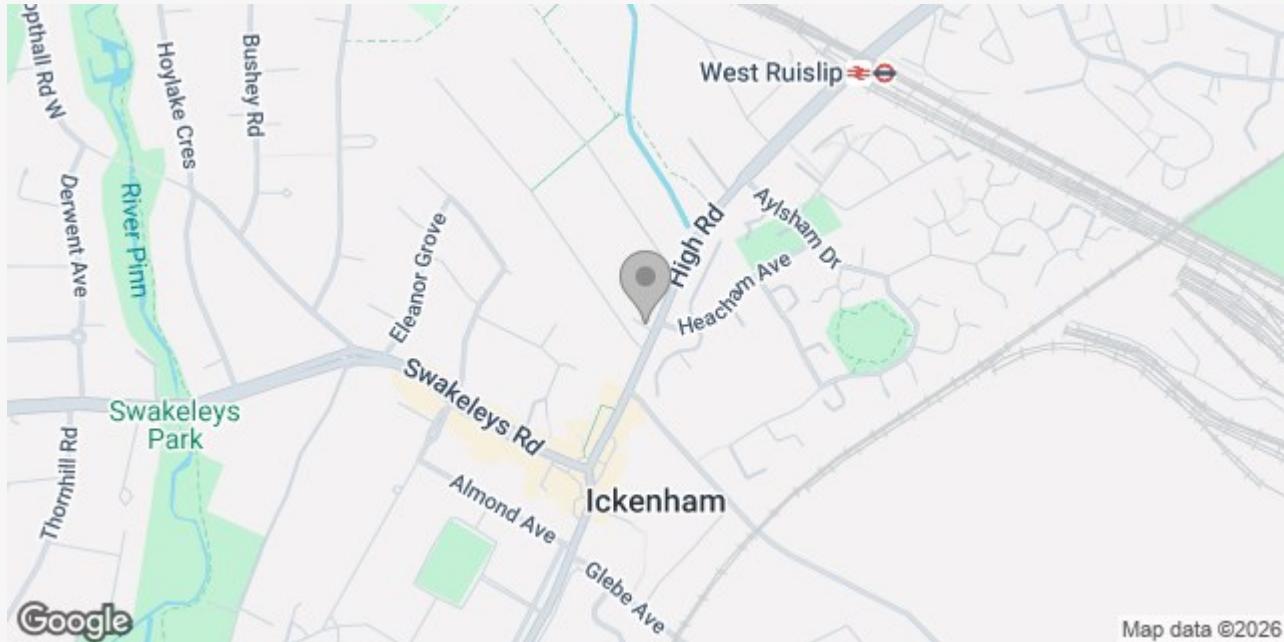
Approx. 84.7 sq. metres (911.7 sq. feet)



Total area: approx. 84.7 sq. metres (911.7 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.
Plan produced using PlanUp.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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