LAKIN & CO

2 Bedroom Apartment | 2 Bathroom | 1 Reception

Swakeleys Road, Ickenham UB10 8BG

Guide Price £575,000

- TWO Bedroom TWO Bathroom Apartment
- Ground Floor
- 21ft Open Plan Lounge / Kitchen
- Private Rear Garden
- Share of Freehold
- Ickenham Village
- Secure Gated Development
- Gas Central Heating & Double Glazing
- Allocated Parking
- EPC Rating C

59, Swakeleys Road Ickenham, UB10 8DG | 01895 544 555
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A stunning two-bedroom two-bathroom ground floor apartment located in a gated development in the heart of Ickenham Village off Swakeleys Road with it's own private garden.

This unique and rarely available property, spanning over approximately 800 sq ft in a development of just six dwellings, comprises; a spacious entrance hallway, 21 ft open plan lounge/kitchen with modern fitted kitchen, French doors leadings to a private low maintenance rear garden, two double bedrooms, a tiled en-suite shower room with a double shower to the main bedroom and a modern family bathroom with an overhead shower.
Further benefits include; approximately 992 years remaining on the lease, automatic security gates, entry phone system, gas central heating, double glazing, allocated parking and visitor spaces.

Ickenham Village provides excellent local amenities including; shops, restaurants, cafes, a library and local amenities are all on your doorstep. Transport links are available nearby from Ickenham Station (Metropolitan & Piccadilly lines), a 2-minute walk away, for the Metropolitan/Piccadilly line providing reliable links into central London. Alternatively, West Ruislip Station is just a short walk away is which provides by both tube (Central Line) and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes.

Coach House Lodge is perfectly located for bus links, the A40/M40/M25 motorway junctions are just short drive away providing access to Central London and the Home Counties. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Breakspear, Vyners and Douay Martyrs. Additionally, there is plenty of green space locally in particular, Swakeleys Park just a stroll away.

Guide Price - £575,000
Tenure – Share of Freehold
Years remaining - 992 years
Service Charge - £1,859 p.a reviewed in Aug 2024
Ground Rent - None
Local Authority - Hillingdon Council
Council Tax Band - D

*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.

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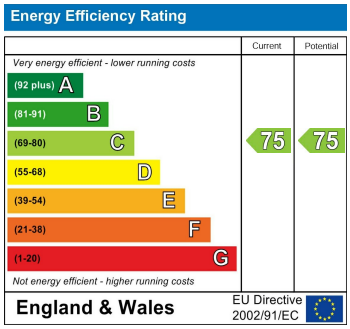

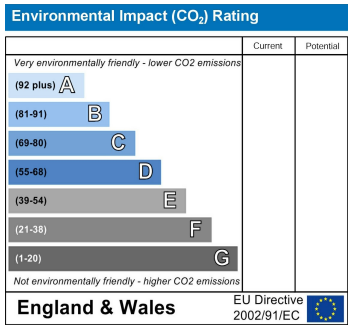

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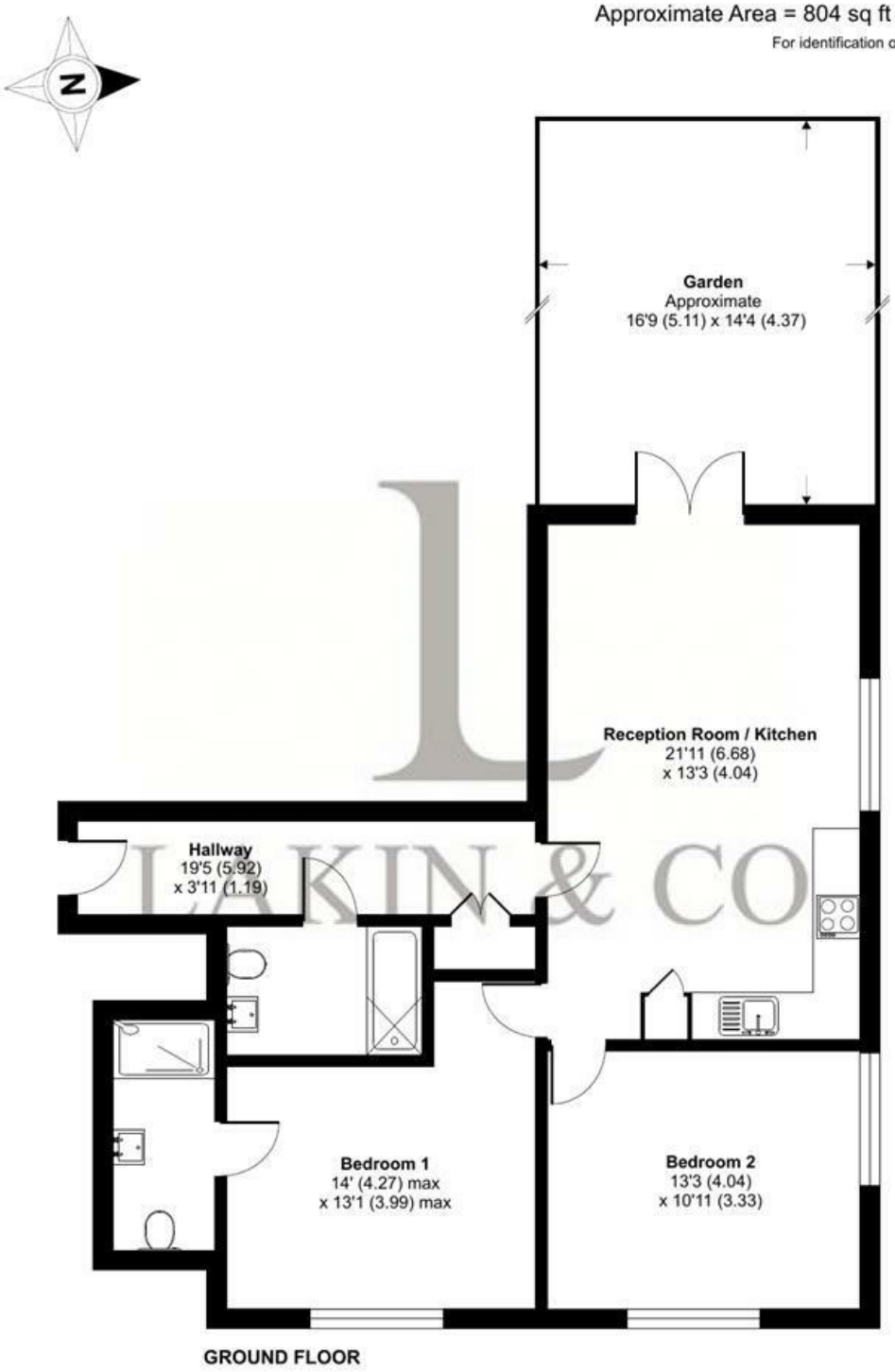
Swakeleys Road, UB10

Approximate Area = 804 sq ft / 74.7 sq m

For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Lakin & Co. REF: 1080633

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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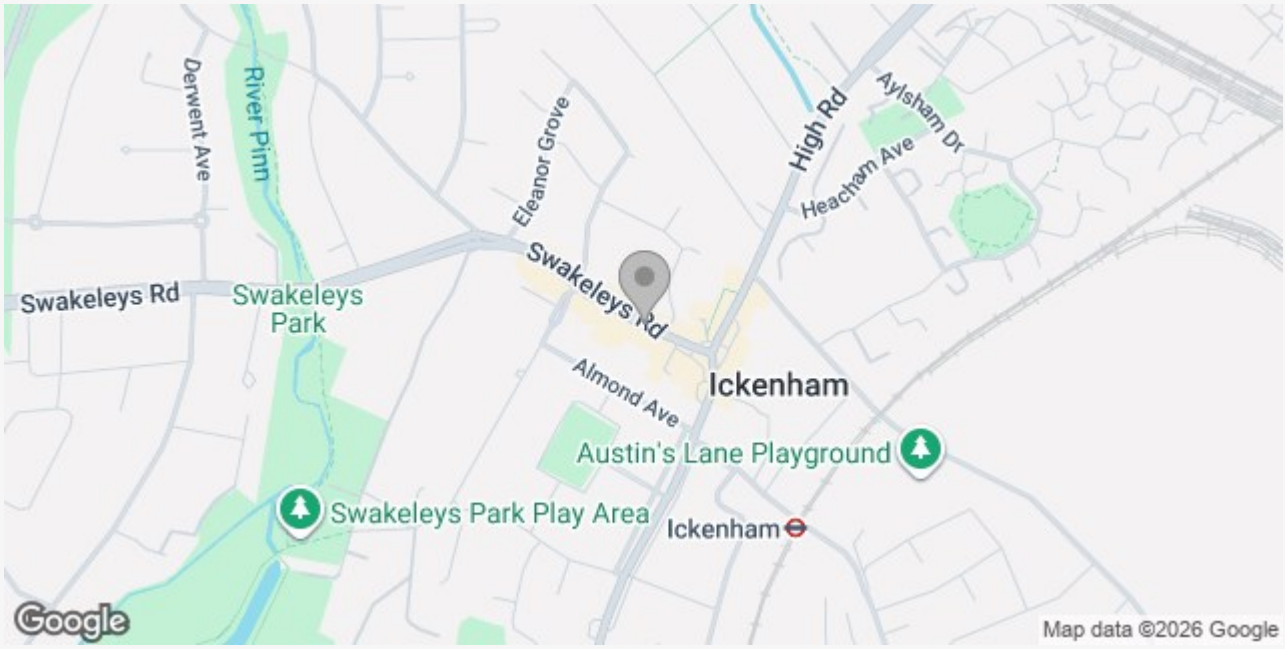

LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.

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