LAKIN & CO

2 Bedroom Apartment | 2 Bathroom | 1 Reception

Long Lane, Ickenham UB10 8SZ

Asking Price £460,000









- TWO Bedroom Apartment
- Close To Ickenham Village
- Entryphone System
- Bike Store
- Allocated Parking
- Gated Development
- Gas Central Heating
- Lift
- Communal Gardens
- EPC Rating B

59, Swakeleys Road Ickenham, UB10 8DG | 01895 544 555
sales@lakinandco.com | lettings@lakinandco.com | www.lakinandco.com

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A rare opportunity to acquire this stunning TWO-bedroom, TWO-bathroom apartment, situated within an exclusive gated development in the heart of Ickenham, underfloor heating throughout and high-specification finishes.

This modern accommodation being sold with no onward chain, comprises; a welcoming entrance hall with access to a large open plan reception room / kitchen with wall and base units and breakfast bar, two well proportioned bedrooms the main having the benefit from built in wardrobes and ensuite shower room and a main bathroom with a separate shower. Externally, residents enjoy beautifully landscaped communal gardens, allocated parking space, bike store, double glazing & gas central heating.

Ideally positioned in the centre of Ickenham, the property is within walking distance of local shops, cafés and restaurants, as well as Ickenham Underground Station providing Metropolitan and Piccadilly Line services. Excellent local schools, nearby Swakeleys Park and convenient access to the A40, M40 and M25 make this an outstanding home for families and commuters.

Tenure: Leasehold 141 years remaining (approx)
Local Authority: Hillingdon
Council Tax Band: D
Ground Rent: £430 pa
Service Charge: £2,748 pa
Service Charge Renewal: 1st January 2027

Broadband type: Up to: Ultrafast 1800 Mbps d/l - 220 Mbps u/l

Mobile Coverage:
EE- Good outdoor & in home
O2- Good outdoor, variable in-home
Three- Good outdoor, variable in-home
Vodafone- Good outdoor, variable in-home

*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyers





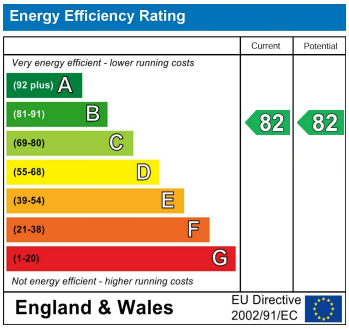


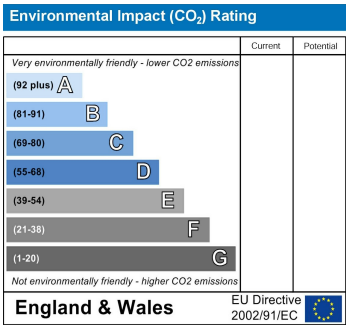
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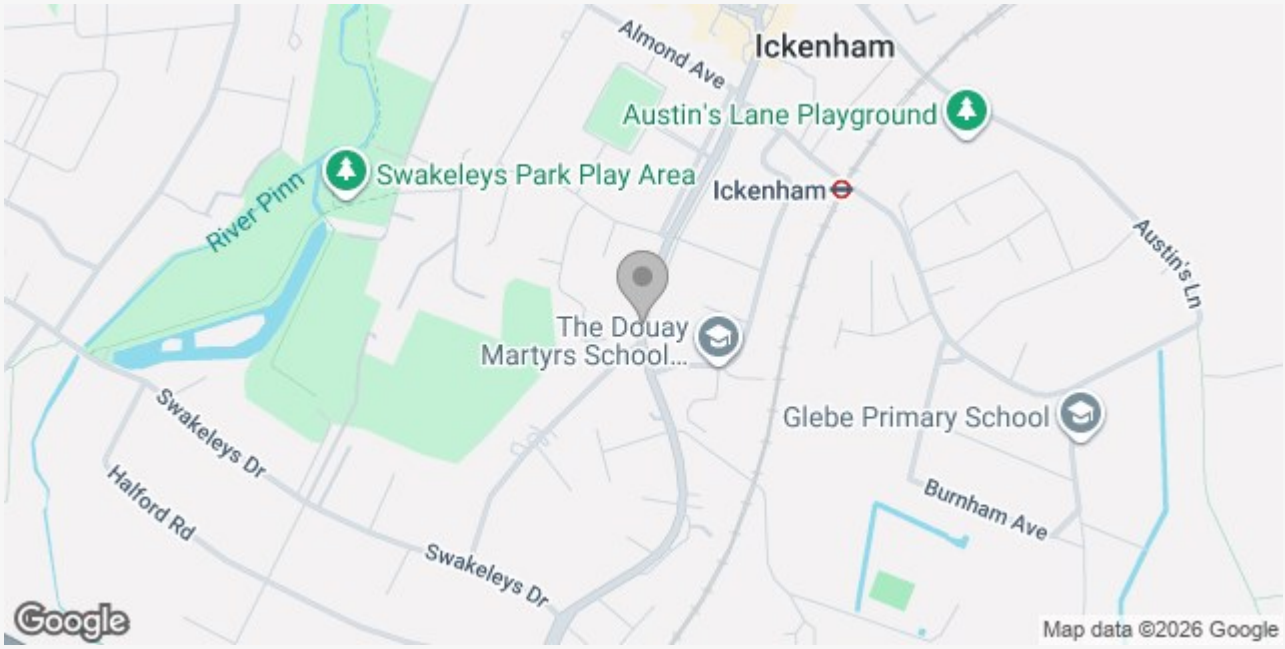
Total area (approx.): 76.9 sq. m (827.7 sq. ft)

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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