



Walsham Court, Perkins Gardens, Ickenham, UB10

- Two double bedrooms
- Modern Development
- Moments From West Ruislip Station
- Moments to West Ruislip station
- Open plan living space
- En-suite shower room
- Allocated parking
- Very well presented
- Fitted kitchen with integrated appliances
- Private balcony

Asking Price £400,000

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Description

A stylish modern two bedroom apartment located in this well located modern development offering well proportioned living space, two double bedrooms and two bathrooms, there is the added benefit of a private balcony and allocated parking.

Accommodation

Providing accommodation that briefly comprises of entrance hall with built in storage cupboard. A bright and spacious open plan living space and that has the benefit of the private balcony, the kitchen is fitted with a high quality range of storage units and drawers and integrated appliances, the work surfaces have an inset sink unit and an inset electric hob with an electric oven below and extractor hood above, there are partly tiled walls and a tiled floor. There are two double bedrooms with master bedroom benefiting from an en-suite shower room, there is also a modern and spacious bathroom with an enclosed bath with a shower over, wash basin and w.c.

Outside

Attractive and well maintained communal gardens, the property also comes with a private balcony and allocated parking.

Situation

Situated a short walk from West Ruislip central line station and Ickenham Piccadilly and Metropolitan line station providing swift access to central London. Also Ickenham village is a short walk with its variety of cafes, shops restaurants and bars. For the motorist the A40 is a short drive away giving access to London and the M25.

There are a number of leisure facilities nearby, including Hillingdon Sports and Leisure Centre being a short distance away with its state of the art facilities and 50 Metre indoor and outdoor swimming pools, Uxbridge Golf Club, Tennis club and cricket club are all just a short drive or bus ride away.

Terms and notification of sale

Tenure: Leasehold: 120 Years

Service Charge: approximately £1300 PA

Ground Rent: £250 PA

Local Authority: London Borough of Hillingdon

Council Tax Band: D

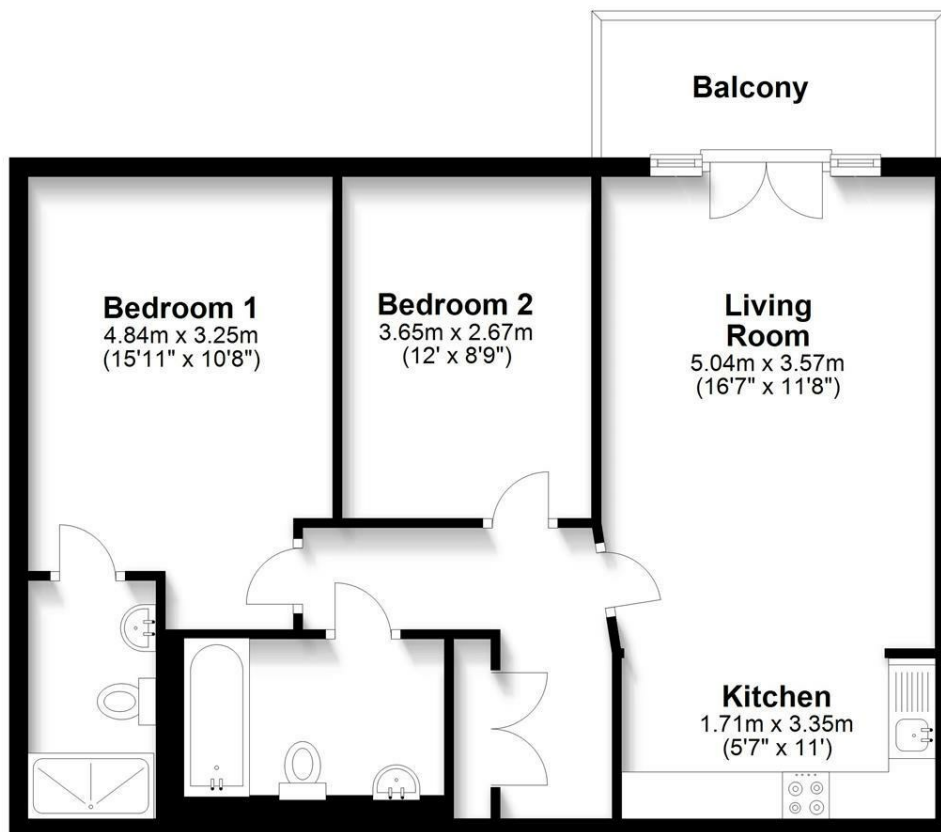
EPC rating: B

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

Ground Floor

Approx. 66.5 sq. metres (715.3 sq. feet)



Total area: approx. 66.5 sq. metres (715.3 sq. feet)

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Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.