

Gell Close

Ickenham • Middlesex • UB10 8EA

Guide Price: £170,000



coopers
est 1986

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This stylish ground-floor studio apartment presents an excellent opportunity for first-time buyers seeking to step onto the property ladder. Offered with no onward chain, the property features a modern, well-presented interior and the added convenience of off-street parking. Ideally positioned within Gell Close, it is just moments from the shops, the ever-sought after Vyners School and the transport links of West Ruislip and Ickenham, with easy access to the Metropolitan, Piccadilly, Central, and Overground lines.

Studio flat

Chain free

Fantastic location

Modern interior

Minutes from Vyners school

Short walk to Hillingdon station

Easy access to A40/M40/M25

Fitted kitchen

Residents parking

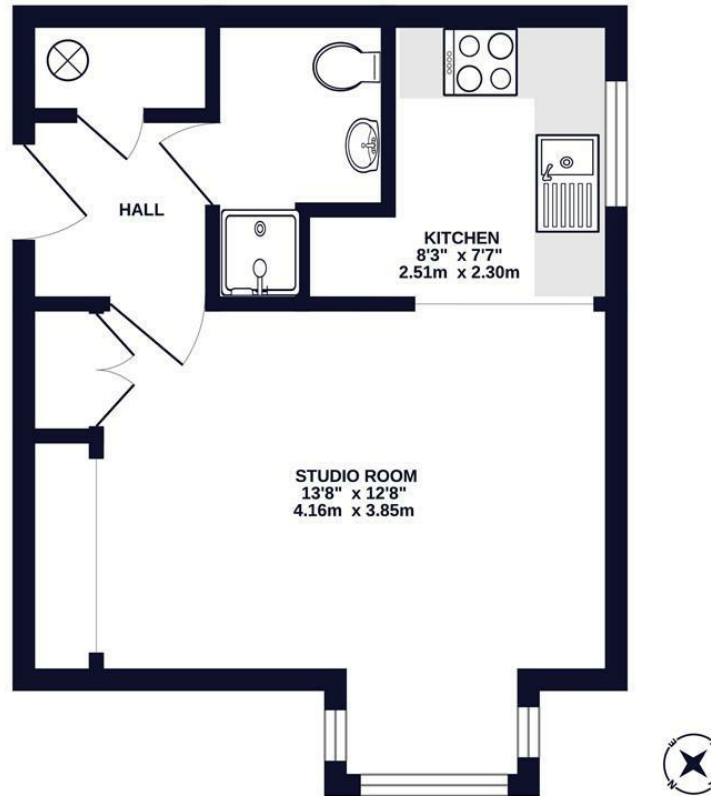
New 125 year lease on completion

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
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 297sq.ft. (27.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|--|---|---------|-----------|
| How energy efficient? - lower rating costs | | | |
| Very energy efficient - lower running costs | A | | |
| Energy efficient - lower running costs | B | | |
| Decent energy efficiency - lower running costs | C | | |
| Some energy efficiency - lower running costs | D | | |
| Not very energy efficient - higher running costs | E | | |
| Very poor energy efficiency - higher running costs | F | | |
| Worst energy efficiency - highest running costs | G | | |
| Energy Efficiency Rating Legend | | 7 | 9 |
| England & Wales | | | |

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.