



58 Ivy House Road, Uxbridge, UB10 8LZ

Offers in excess of £315,000

**** NO ONWARD CHAIN - FIRST FLOOR APARTMENT ****

Offered to the market with NO ONWARD CHAIN, this bright and well-presented first floor apartment is ideally situated on the sought-after Ivy House Road in the heart of Ickenham. Boasting well-proportioned accommodation, including two bedrooms, a spacious living room, fitted kitchen and bathroom, the property is perfect for first-time buyers, downsizers or investors alike.

Conveniently located within easy reach of Ickenham Village, with its selection of shops, cafés, restaurants and everyday amenities, the property also benefits from excellent transport links, including Ickenham and West Ruislip stations, as well as easy access to the A40/M40. A fantastic opportunity to secure a light-filled home in a highly desirable location with no chain.



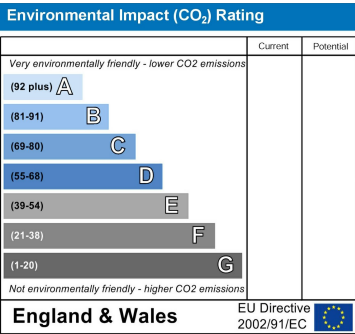
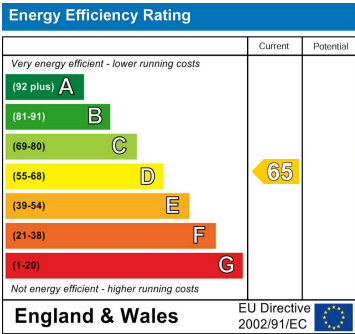
Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Leasehold Information

997 years remaining on the lease
Ground rent: £TBC per annum
Maintenance charge: £110 per month

This information is provided by the vendor and should be verified during the conveyancing process.



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