



- Two Bedroom
- End Of Terraced
- Large Private Rear Garden
- Retirement Accommodation Over 55's
- Electric Heating & Double Glazing
- No Upper Chain
- Ickenham Village Location
- Garage In Block
- On Site Manager
- EPC Rating D

Church Place is a luxury retirement development in the heart of Ickenham offering secure retirement accommodation to the over 55s

Very conveniently located with pedestrian access direct to the village centre and separate vehicle access.

Managed by Cognatum there is an on site Manager, communal laundry, a guest suite and a lovely restored barn used for social events. All external maintenance including gardening and window cleaning is included in the Service Charge and there are no water bills.

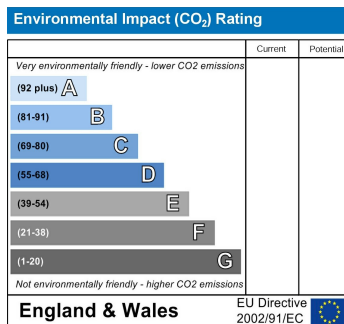
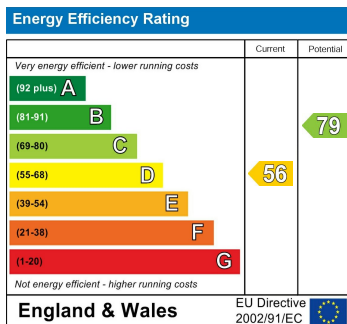
The spacious accommodation briefly comprises: Entrance Hall, 2 Receptions, Kitchen, Conservatory and ground floor wet room. On the 1st floor, 2 double bedrooms and shower room. There is a large private mainly paved garden.

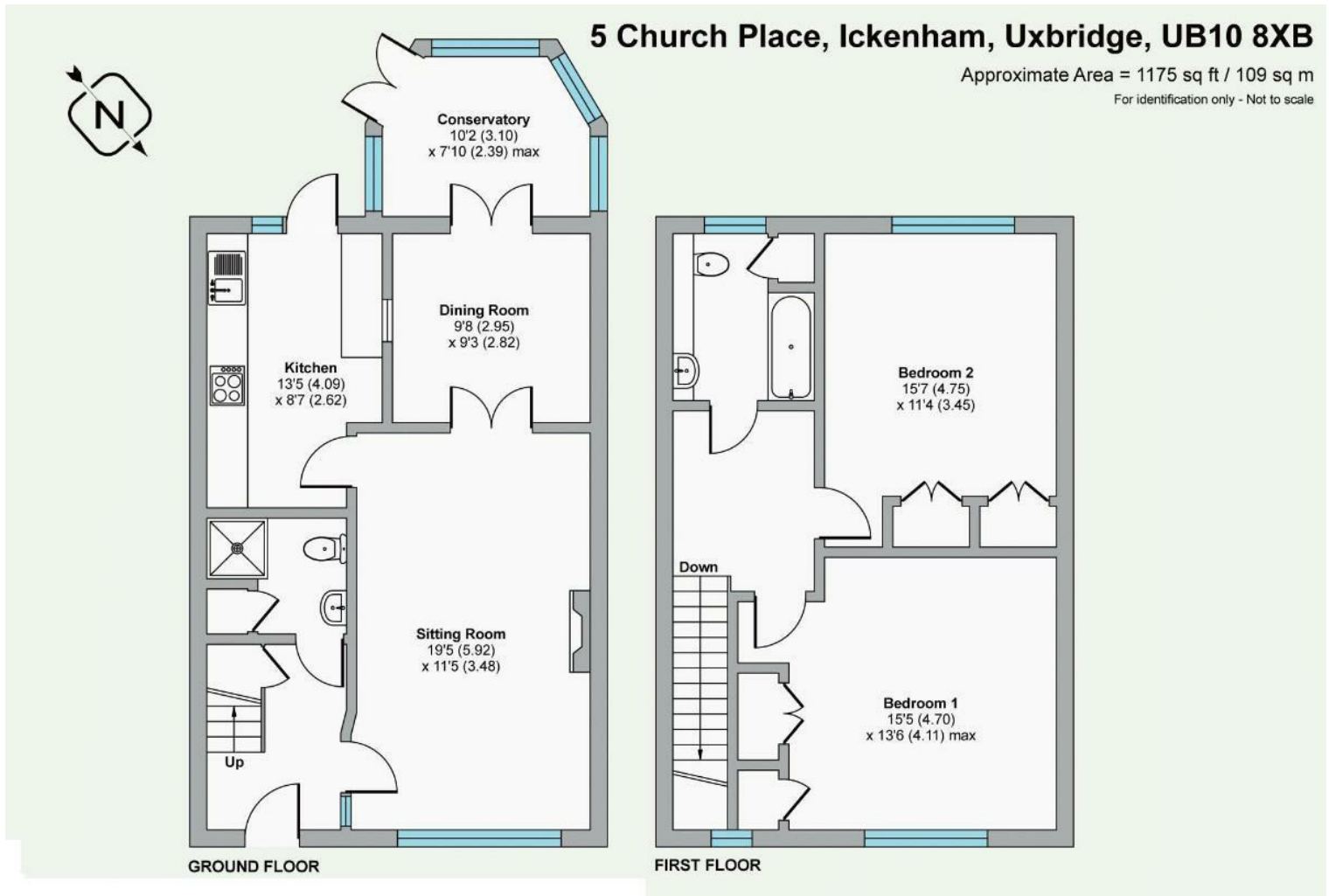
Still retaining a village atmosphere, Ickenham has an excellent range of amenities, shops, restaurants, coffee shops and a good range of sports clubs, golf, cricket, tennis and rugby. There is an active Community Association with many clubs and activities.

Metropolitan and Piccadilly line station at Ickenham and Central and Chiltern lines from West Ruislip are close by and M/A40 and M25 very easily accessible.

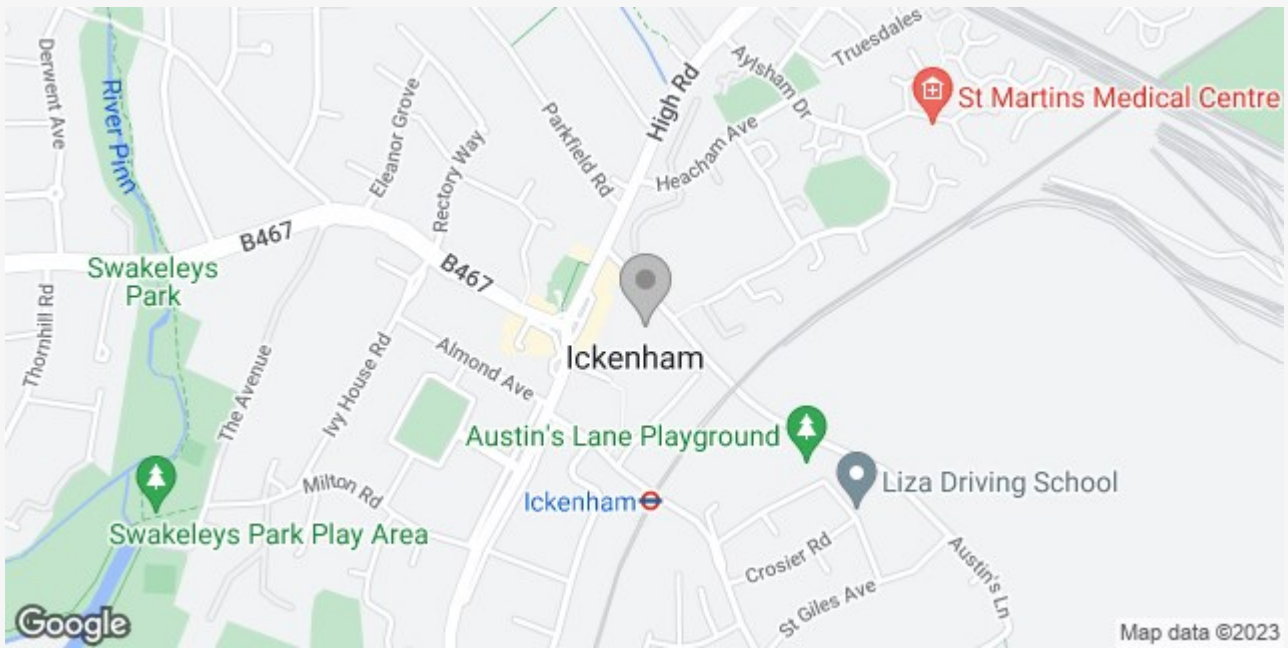
Leasehold approx 123 years remaining
Service Charge £4872.00 p.a. inc water

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.





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.



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.