



- One Bedroom
- Close to Transport Links
- Residents Permit Parking
- Gas Central Heating
- No Upper Chain

- Second Floor
- Communal Gardens
- Good Location
- Double Glazing
- EPC Rating D

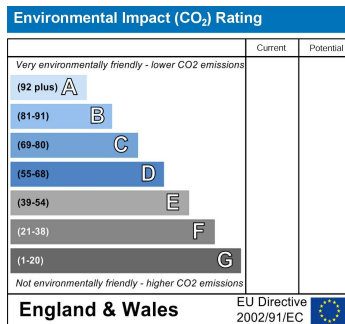
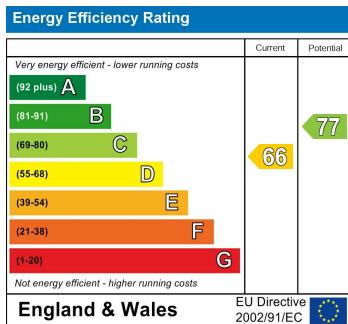
Lakin & Co are delighted to offer this well presented one bedroom second floor apartment, ideally suited for first time buyers and investors, with the added benefit of No Chain. Cranston Close is perfectly located close to Ickenham's local shops, cafes, restaurants and transport facilities, with the high street, West Ruislip Tube station (Central Line) and Ickenham Tube station (Metropolitan and Piccadilly lines) only a short walk away. For the motorist the A40/M40/M25 is within close proximity, providing easy and direct access into central London and surrounding Home Counties.

The property benefits from a long lease length and briefly comprises; communal entrance with entry phone system, entrance hallway, spacious lounge, fitted kitchen, bedroom, tiled bathroom including bath and overbath shower. The property further benefits from; neutral décor throughout, gas central heating, double glazing, residents permit street parking and well maintained communal gardens.

Price: £275,000
 Tenure Leasehold: 199 years remaining approx.
 Service Charge: £600 PA (reviewed in March 2023)
 Ground Rent: NIL
 Local Authority: Hillingdon Council
 Council Tax Band: C

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.

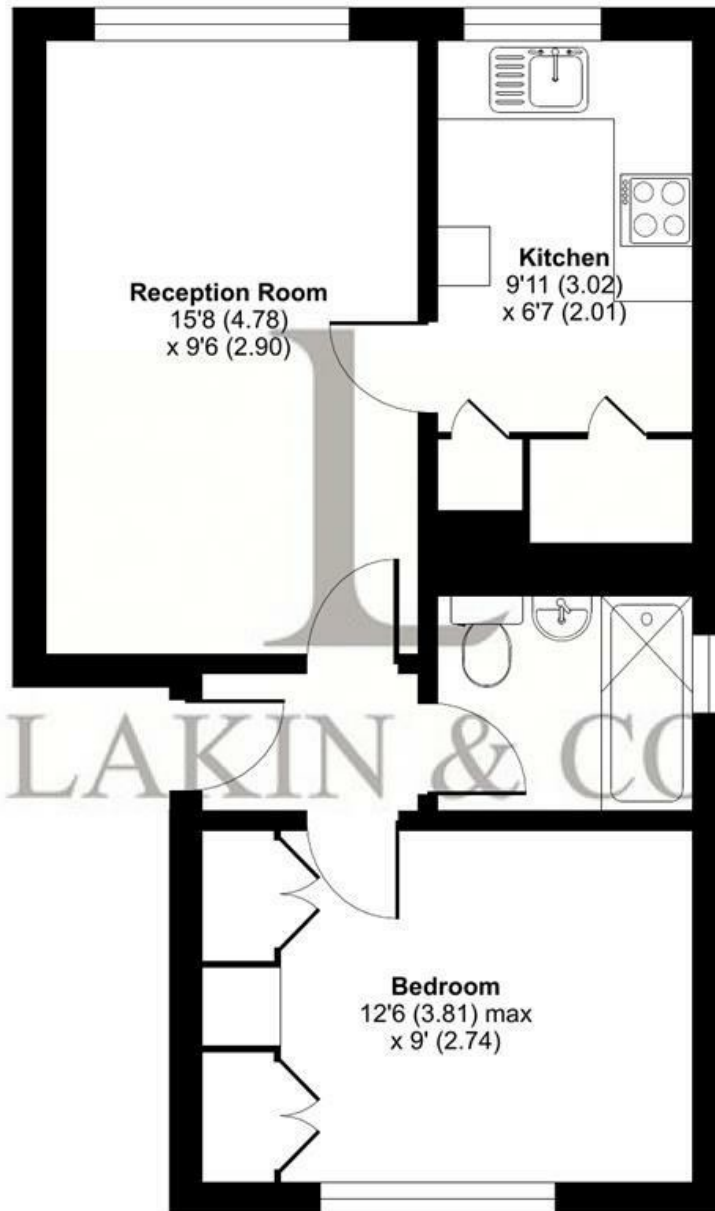
Disclaimer:
 These particulars are a general guide only for prospective buyers. They do not form part of any contract. Services, systems and appliances have not been tested.



Cranston Close, Ickenham, Uxbridge, UB10

Approximate Area = 427 sq ft / 39.6 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Lakin & Co. REF: 889829.

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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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.