



- TWO Bedroom Ground Floor Apartment
- Modern Kitchen
- Gas Central Heating
- Part Furnished

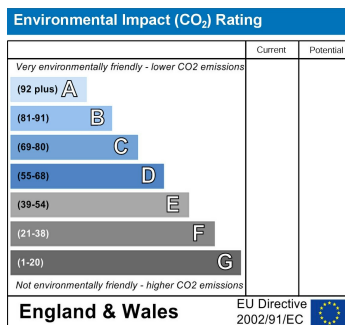
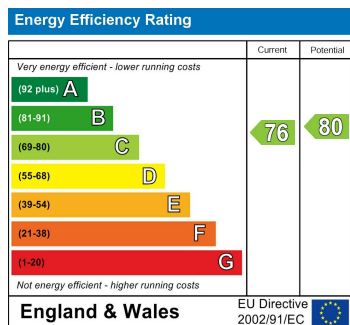
- TWO Bathroom
- Double Glazing
- Gated Parking
- EPC Rating - C

A prestigious executive ground floor apartment set in a secure development, comprising; TWO double bedrooms TWO bathrooms and located in the heart of Ickenham Village. Providing excellent transport links and having the choice of two tube stations, West Ruislip (Central Line) and Ickenham Tube Station (Metropolitan & Piccadilly Lines). Also within close proximity of A40/M40/M25 motorway junctions, Uxbridge town centre, Ruislip, local shops, supermarkets bars and restaurants.

Superbly designed for modern living, the property proudly comprises; entrance hall, bright lounge, high quality separate kitchen, featuring integrated appliances. Modern family tiled main bathroom with shower, two large double bedrooms, master bedroom with en-suite shower room and generous sized second bedroom.

Tenure - Leasehold  
 Years Remaining - 115 years  
 Ground Rent - £250 PA - reviewed every 25 years  
 Service Charge - £2,211 approx - reviewed 31st December 2022, paid half yearly  
 Local Authority - Hillingdon Council  
 Council Tax Band - E

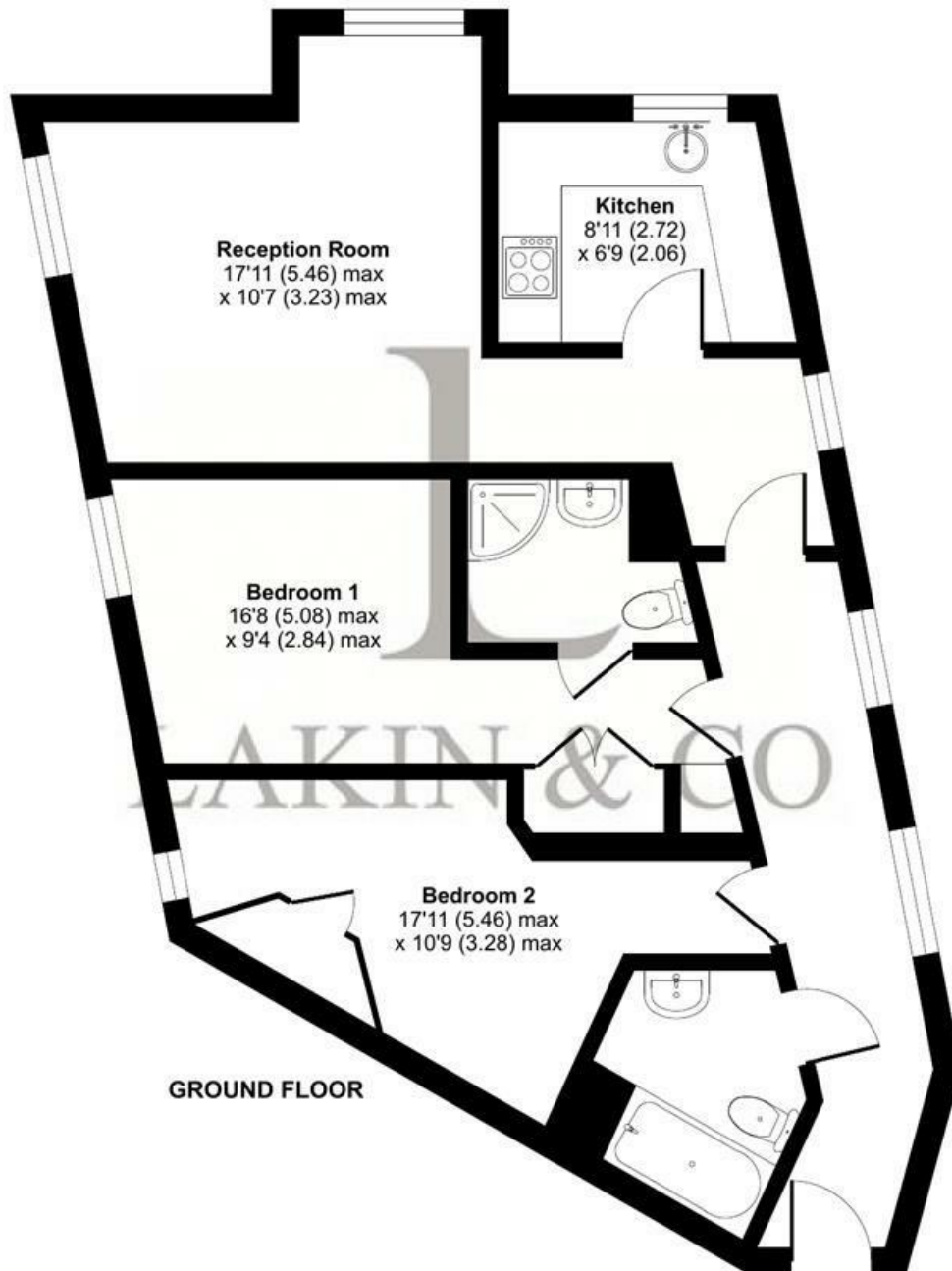
\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract.



### Heacham Avenue, Ickenham, Uxbridge, UB10

Approximate Area = 703 sq ft / 65 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Lakin & Co. REF: 911070

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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