

- No Chain
- Ground Floor
- Close to Ickenham Station
- 600 Sq Ft. (Approx)
- Gas Central Heating

- ONE Bedroom
- Quiet Location
- Excellent Condition
- High Spec Kitchen
- EPC Rating D

NO CHAIN! A superb opportunity to purchase this highly desirable and expertly refurbished ONE Bedroom apartment, located in a premier Ickenham cul-de-sac and just moments away from the high street and station.

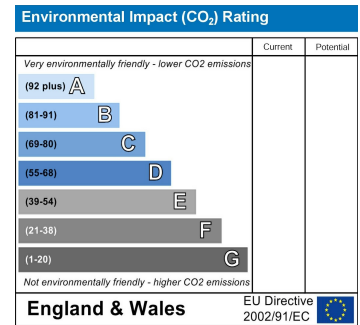
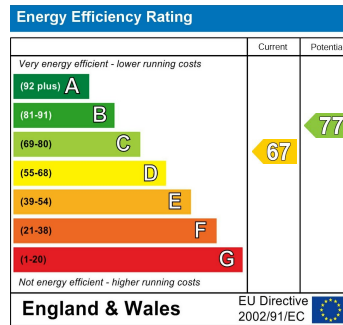
This well proportioned apartment is an ideal purchase for a first time buyer or local 'downsizer' as it offers the convenience of being in ready to move condition, the works at the property have been undertaken within the last five years and offers the peace of mind that no expensive labour or materials are required.

This ground floor property briefly comprises a well maintained and warm communal entrance hallway, through the front door there is a bright and spacious internal hall leading to the large double bedroom with fitted wardrobes, the shower room and the lounge. The high spec kitchen has an exceptional finish and benefits from full integrated appliances.

Pepys Close is located off Milton Road, just a short walk from the village which offers a superb range of fashionable shops, cafés and restaurants whilst the pleasant open space of Swakeleys park and duck pond are a short stroll away. Ickenham station (Metropolitan/Piccadilly lines) is a short walk away providing reliable links into the City and West End. Alternatively, West Ruislip station (Central Line) is nearby. For the motorist the A40 is a short drive away providing access to Central London and links to the M40/M25. For families, there are a number of highly regarded schools including; Vyners Secondary School, Douay Martyrs, Breakspear Infant and Juniors.

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.

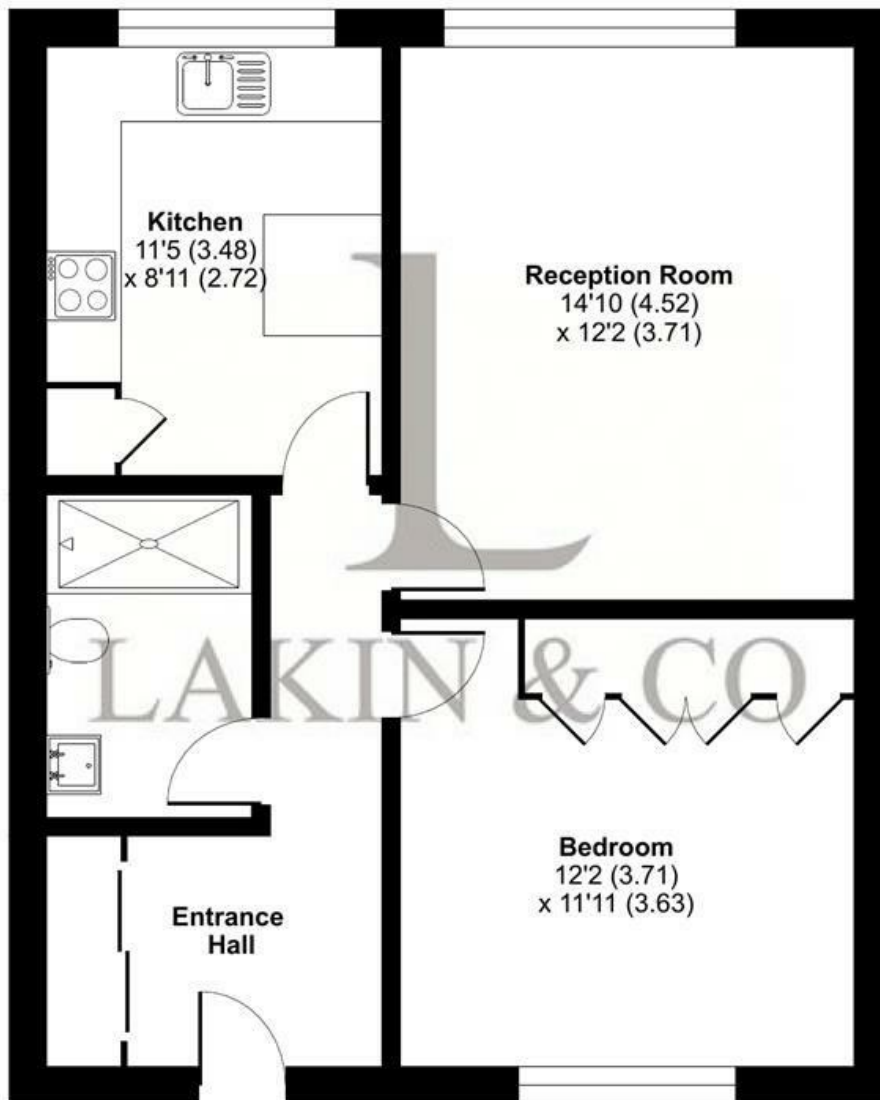
Tenure: Leasehold
Service Charge: £80 per month (reviewed yearly)
Ground Rent: £150 (reviewed yearly)
Local Authority: Hillingdon Council
Council Tax Band: D
EPC Rating: D



Pepys Close, Ickenham, Uxbridge, UB10

Approximate Area = 593 sq ft / 55 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2023. Produced for Lakin & Co. REF: 962391

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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