



- Two Bedrooms
- Great Location
- No Upper Chain
- Garage In Block
- EPC Rating C

- First Floor
- Permit Parking
- Close By To Transport Links
- Double Glazing & Gas Central Heating
- Viewing By Appointment

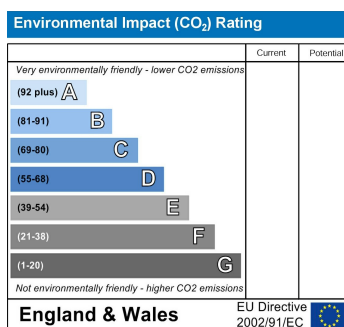
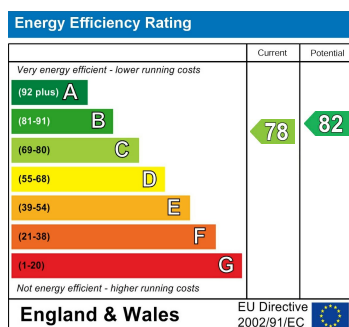
A two bedroom first floor flat situated in the heart of Ickenham on the popular Brackenbury Village Estate being just a short walk away from West Ruislip train station (Central & Chiltern Lines). Offered with no upper chain and a long lease, this property is ideal for someone looking for their first home.

The property briefly comprises; entrance hallway with doors leading to a large lounge, kitchen with wall and base units, two good sized bedrooms and a bathroom. Benefits include, access to private garage, no upper chain, long lease, residential parking, communal gardens, double glazing and gas central heating.

The property is situated on Aylsham Drive within the popular Brackenbury Village Estate being a short walk away from Ickenham Village which offers a variety of coffee shops, convenience stores and restaurants. It also has access to Ickenham station which houses the Metropolitan and Piccadilly lines. West Ruislip station is also nearby with access to the Central & Chiltern Line which get you in to London within the hour. For Motorist the A40/M25/M40 is easily accessible.

Tenure - Leasehold  
 Years remaining on lease - 147 approx.  
 Service charge £1620.16 PA  
 Ground Rent - N/A  
 Local Authority - Hillingdon Council  
 Council Tax Band - C

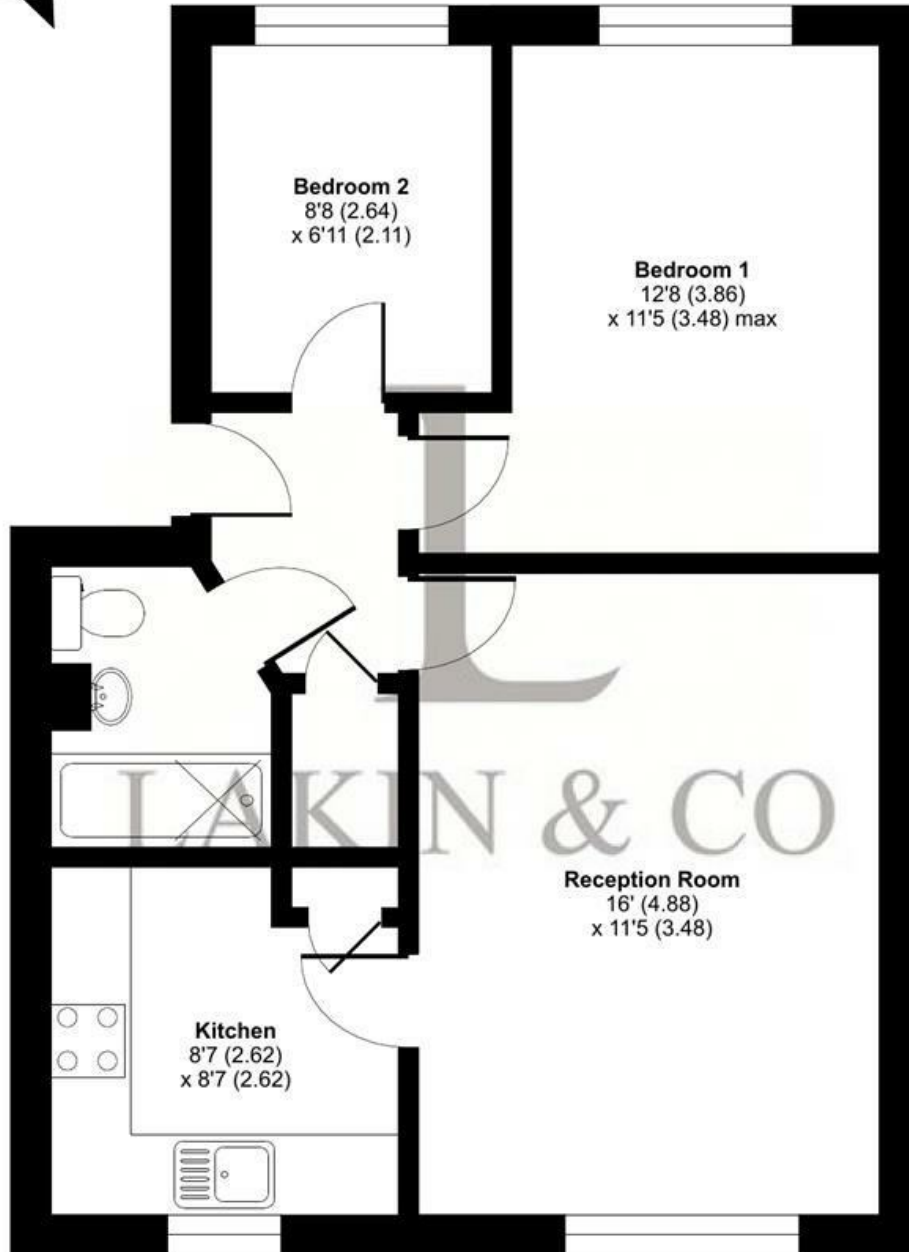
\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract.\*



**Aylsham Drive, Ickenham, Uxbridge, UB10**

Approximate Area = 550 sq ft / 51 sq m

For identification only - Not to scale



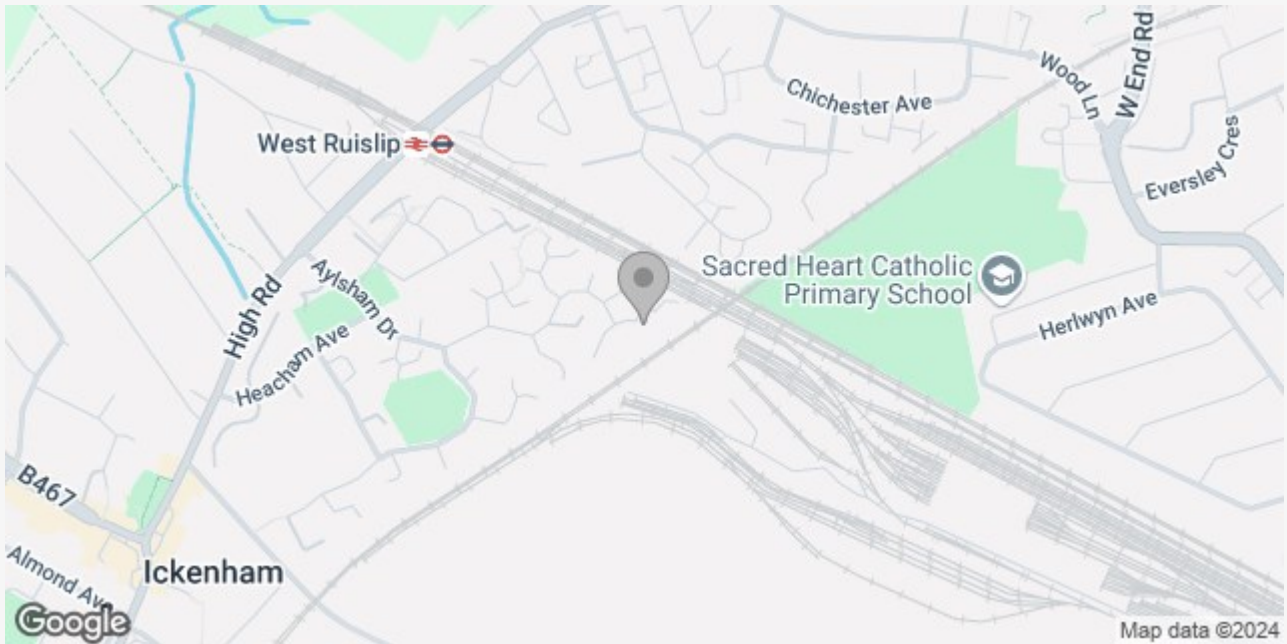
**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2021. Produced for Lakin & Co. REF: 832196

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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