



- One Bedroom
- Long Lease Of 175 Years
- Excellent Condition Throughout
- Within Access Of Transport Links
- Gas Central Heating & Double Glazing

- First Floor
- Residents Parking
- Communal Gardens
- No Upper Chain
- EPC Rating C

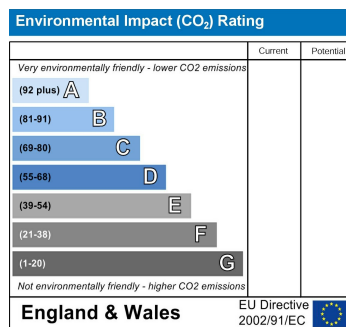
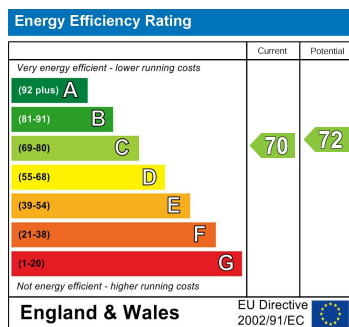
A spacious one bedroom first floor flat finished in excellent condition throughout offered to the market with no upper chain. This property would be ideal for first time buyers or someone looking to downsize.

The property briefly comprises; entrance hallway with doors leading to a large reception room with space for dining area, kitchen with wall & base units, fitted white suit bathroom, double bedroom and ample storage cupboards. Benefits include, residents parking, long lease of 175 years, communal gardens, double glazing and gas central heating.

The property is situated on Hetherington Way off of Swakleys Road in a sought after development in Ickenham. Uxbridge town Centre and Ickenham Village are close by which offer a wide variety of supermarkets, restaurants, coffee shops and retailers. They also both boast the Metropolitan & Piccadilly Lines which provide access into Central London within the hour. The A40/M25/M40 junctions are also close by which give you swift access to London and home counties.

Tenure: Leasehold  
 Years Remaining on Lease: 175 Years  
 Ground Rent: Peppercorn  
 Service Charge: £725.30 PA approx.  
 Local Authority - Hillingdon Council  
 Council Tax Band - C

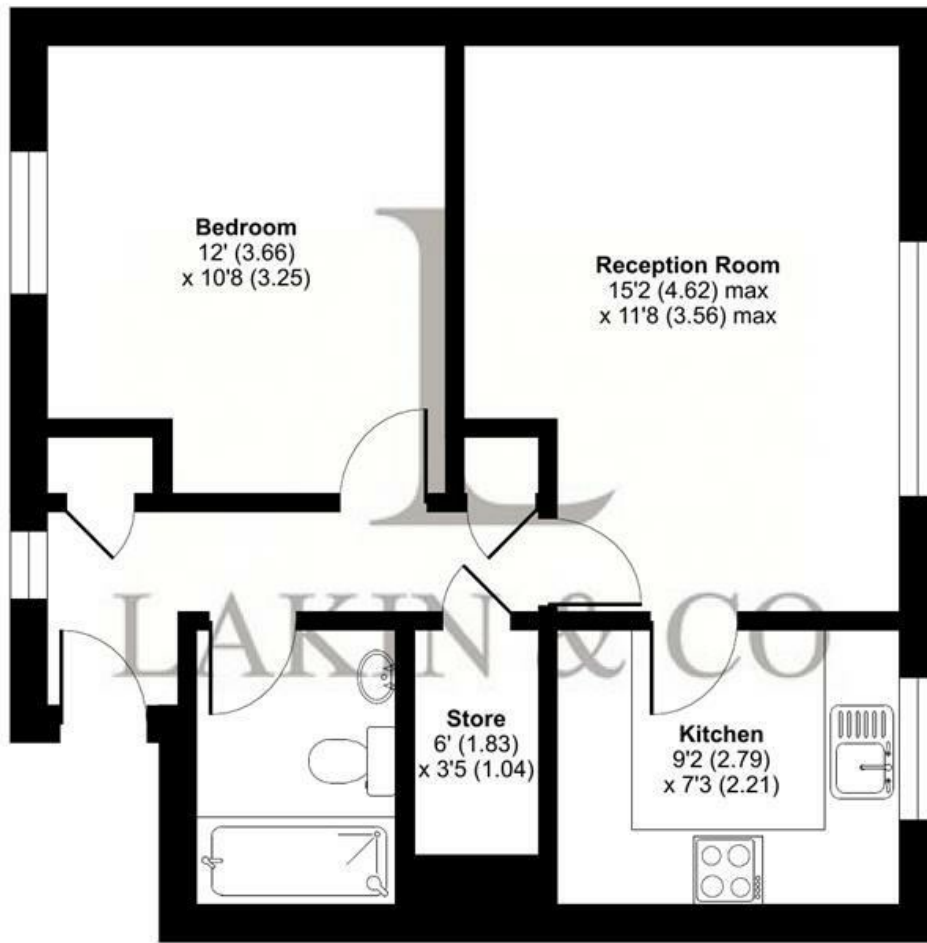
\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract.\*



**Hetherington Way, Ickenham, Uxbridge, UB10**

Approximate Area = 503 sq ft / 46.7 sq m

For identification only - Not to scale

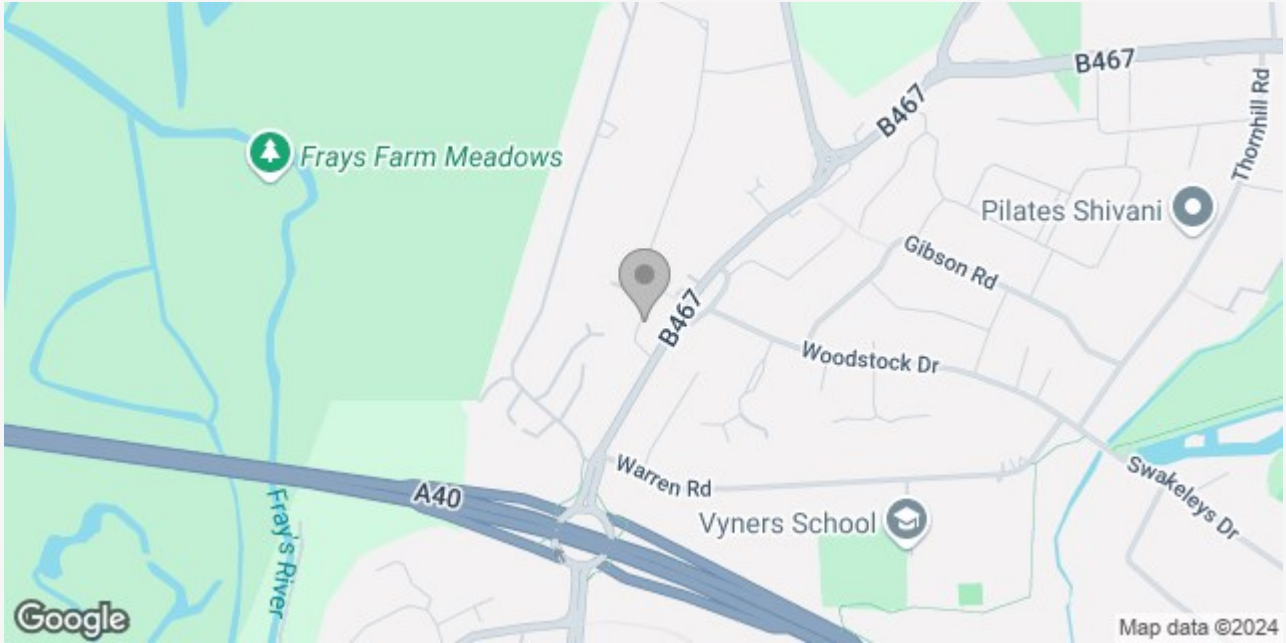


**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritcheom 2024. Produced for Lakin & Co. REF: 1112578

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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