LAKIN & CO

1 Bedroom Flat | 1 Bathroom | 1 Reception

Hetherington Way, Ickenham UB10 8AT

Guide Price £260,000

- One Bedroom
- Long Lease
- Residents Parking
- Quiet Residential Street
- Gas Central Heating
- First Floor Flat
- No Upper Chain
- Recently Renovated
- Double Glazing
- EPC Rating C

59, Swakeleys Road Ickenham, UB10 8DG | 01895 544 555
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The Property Ombudsman

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A spacious one bedroom first floor apartment finished to a high standard throughout having recently been renovated by it's current owner. This property would be ideal for a first time buyer or someone downsizing and has the added benefit of being chain free.

The property briefly comprises; entrance hallway with doors leading to a large reception room with space for dining table, modern fitted kitchen with wall & base units, double bedroom with built in wardrobe, large storage cupboard and recently renovated white suite bathroom with over head shower. Benefits include, NO upper chain, residents parking, long lease of 113 years, communal gardens, double glazing and gas central heating.

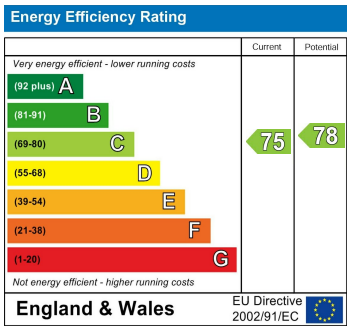
The property is situated on Hetherington Way off of Swakleys Road in a sought after development in Ickenham. Uxbridge town Centre and Ickenham Village are close by which offer a wide variety of supermarkets, restaurants, coffee shops and retailers. They also both boast the Metropolitan & Piccadilly Lines 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.

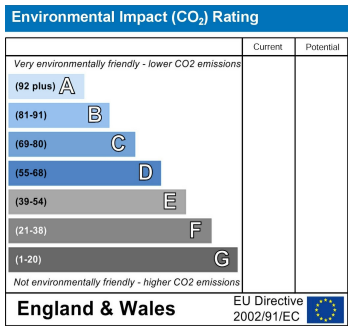
Tenure: Leasehold
Lease Remaining: 113 Years (approx)
Service Charge, Ground Rent & Building Insurance: £1,080.00pa.

Broadband type: Up to Ultrafast 1000 Mbps d/l 100 Mbps u/l

Mobile Coverage (Indoor):
Provider| Voice | Data
EE| Good outdoor & variable in home
Three| Good outdoor & variable in home
O2| Good outdoor & variable in home
Vodafone| Good outdoor & in home

*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. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at https://checker.ofcom.org.uk.





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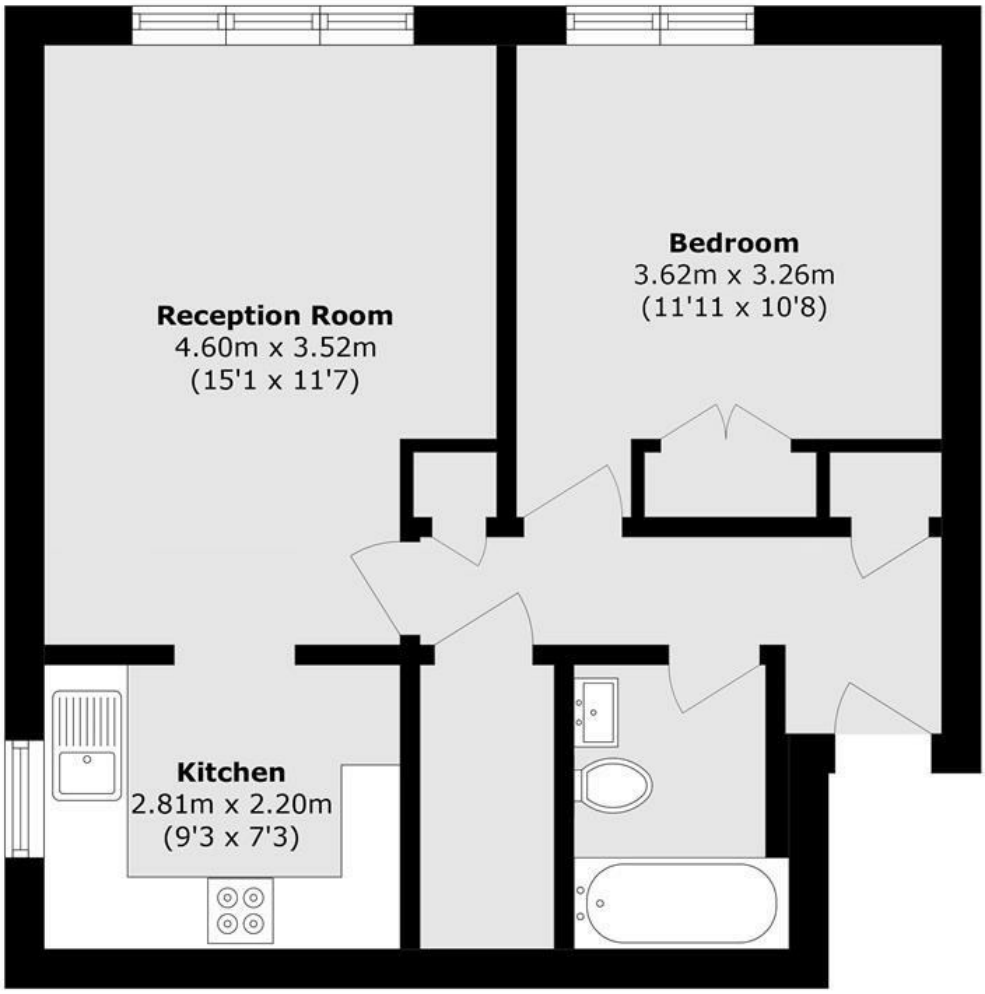

Total area (approx.): 45.7 sq. m (491.9 sq. ft)

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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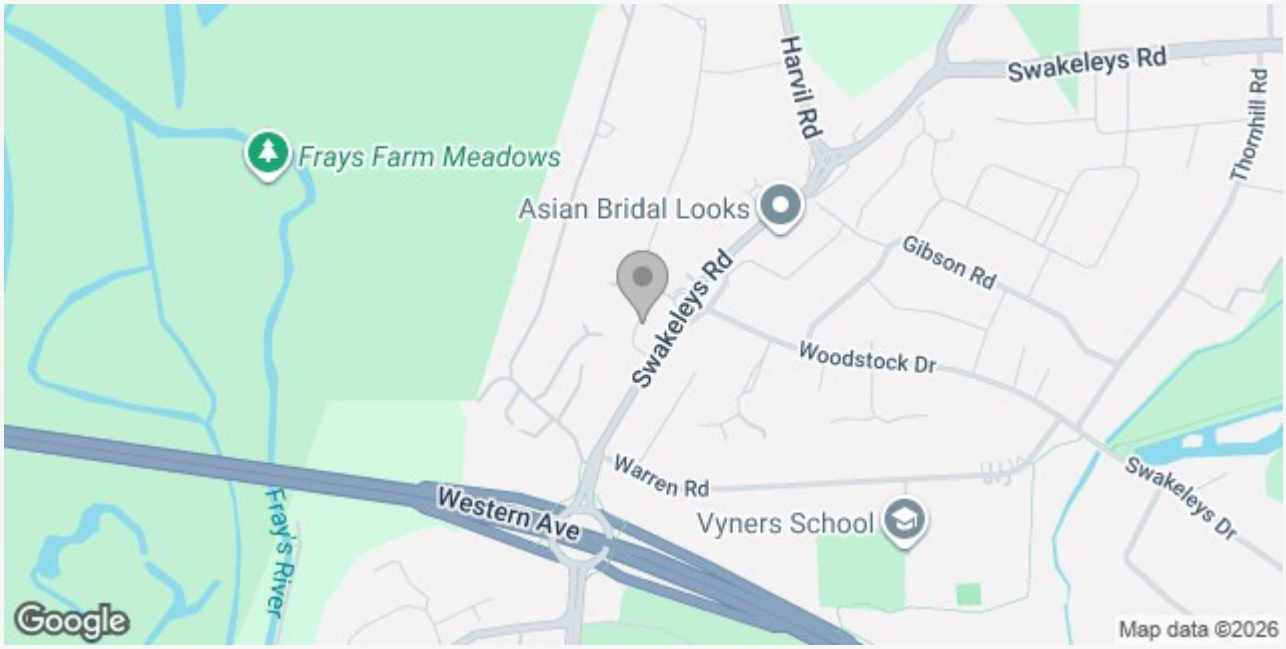

LAKIN & CO – YOUR LOCAL ESTATE AGENT

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.

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