LAKIN & CO

2 Bedroom Flat - Ground Floor | 2 Bathroom | 1 Reception

Domine Court, Ickenham UB10 8TR

Guide Price £449,950

- Two Bedroom Apartment
- Long Lease
- No Upper Chain
- Double Glazing
- Walking Distance To Transport Links
- Ground Floor
- Walking Distance To Ickenham Village
- Allocated Parking
- Gas Central Heating
- EPC Rating D

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

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A modern ground floor, two bedroom two bathroom, apartment situated within walking distance of Ickenham Village and transport links. This property is offered to the market chain free.

Briefly comprising: welcoming entrance hallway with doors leading to living room with double aspect windows, modern fitted kitchen with wall & base units, two double bedrooms with built in wardrobes and the master having access to en suite and separate family bathroom. Benefits include, long lease, allocated parking space, video entry phone system, double glazing and gas central heating.

The property is situated within walking distance of Ickenham Village which provides 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, local shops, supermarkets bars and restaurants.

Price - £449,950
Tenure - Leasehold
Years remaining - 100 years
Service Charge - £226.50 PCM approx paid twice yearly (June & December)
Ground Rent - £250 PA reviewed paid twice yearly (June & December)
Estate Fee -
Local Authority - Hillingdon Council
Council Tax Band - E

Internet Speed: Download - (up to) Super Fast 16 Mbps
Upload - (up to) 13 Mbps

Mobile Coverage:
EE - Good outdoor & variable in home
Three - Good outdoor
O2 - Good outdoor
Vodafone - Good outdoor & variable 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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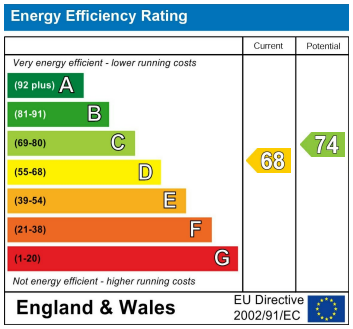

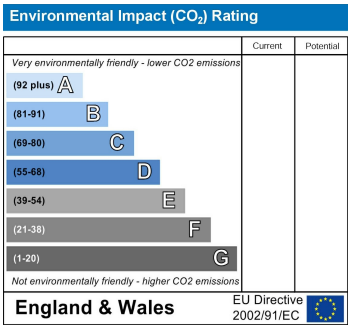

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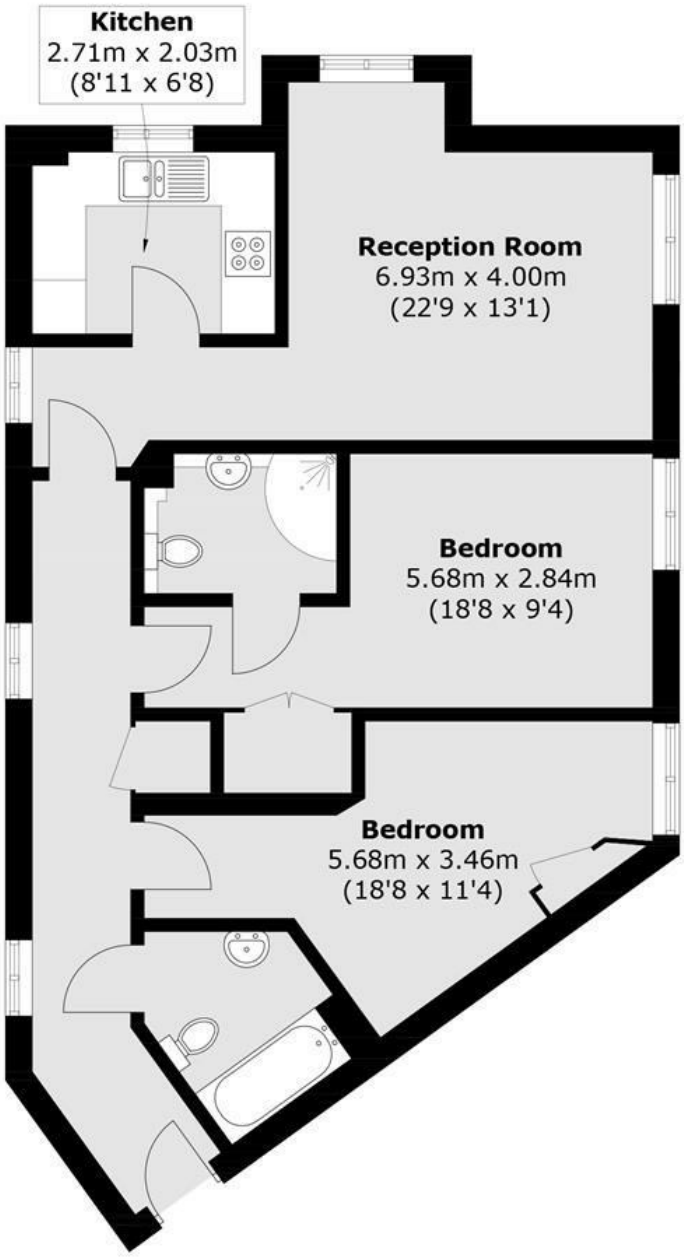

Ground Floor

Total area (approx.): 70.7 sq. m (761.0 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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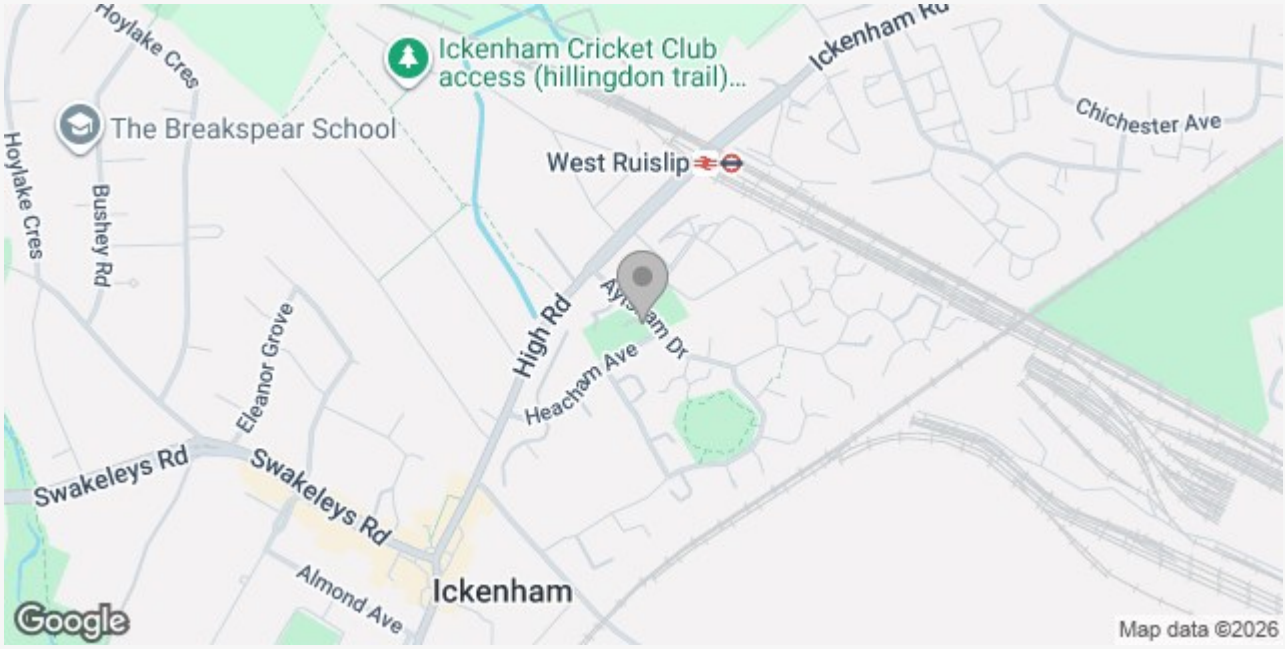

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LAKIN & CO – YOUR LOCAL ESTATE AGENT

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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