



LAWRENCE RAND



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Perkins Gardens, Ickenham, Uxbridge, UB10 8FZ

£315,000

Key features:

- One bedroom upper floor apartment
- Modern open plan kitchen/lounge/diner
- Juliette balcony
- Long lease
- Secure underground parking

**About the property:**

Sought after bright and spacious one bedroom first floor luxury apartment. Tastefully designed offering contemporary lifestyle open-living accommodation. This property would make the ideal investment, downsize or first time purchase.

Tastefully designed offering contemporary open lifestyle living accommodation. The communal entrance has stairs and a lift to all floors, and all apartments are accessed via a security video entry phone system. Once inside the property the hallway, has a large storage cupboard and doors to all rooms. The stylish open plan kitchen living room, also boasts a lovely juliette balcony with stunning views. The kitchen area has a range of wall and base units, granite work tops, integral appliances and contrasting floor tiles.

The living area is comfortable and has room for a table and chairs. The bedroom is spacious with plenty of space for wardrobes and additional furniture. Completing this apartment is a fresh modern bathroom comprising of a white three piece suite. Other benefits include an underground single allocated parking space, visitor parking, bicycle storage, double glazing, electric boiler, security alarm and well maintained communal grounds.

Location:

Walsham Court is just a short walk to West Ruislip Central line station and Ickenham Piccadilly and Metropolitan line station providing quick access into London. For the motorist the A40 is close by providing easy access to the M25 and into London. Nearby leisure facilities include, Hillingdon Sports and Leisure Centre, Uxbridge golf club, Tennis club and the nearby shopping centre and its amenities of bars, cafes and restaurants.

Verified Material Information:

Council tax band: C

Council tax charge: £166pa

Tenure: Leasehold 125 years

Property construction: Standard construction

Energy Performance rating: B

Parking: Yes

Garage: No - Underground Parking

Suppliers:

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Sewerage: Mains

Heating: Central Heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Additional information:

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

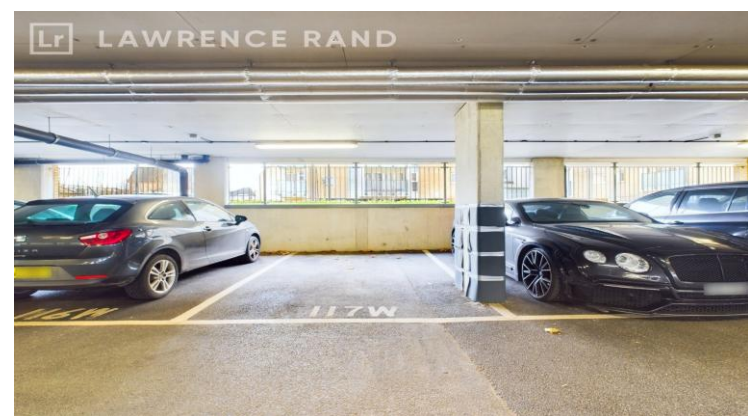
Coal mining area: No

Non-coal mining area: Yes

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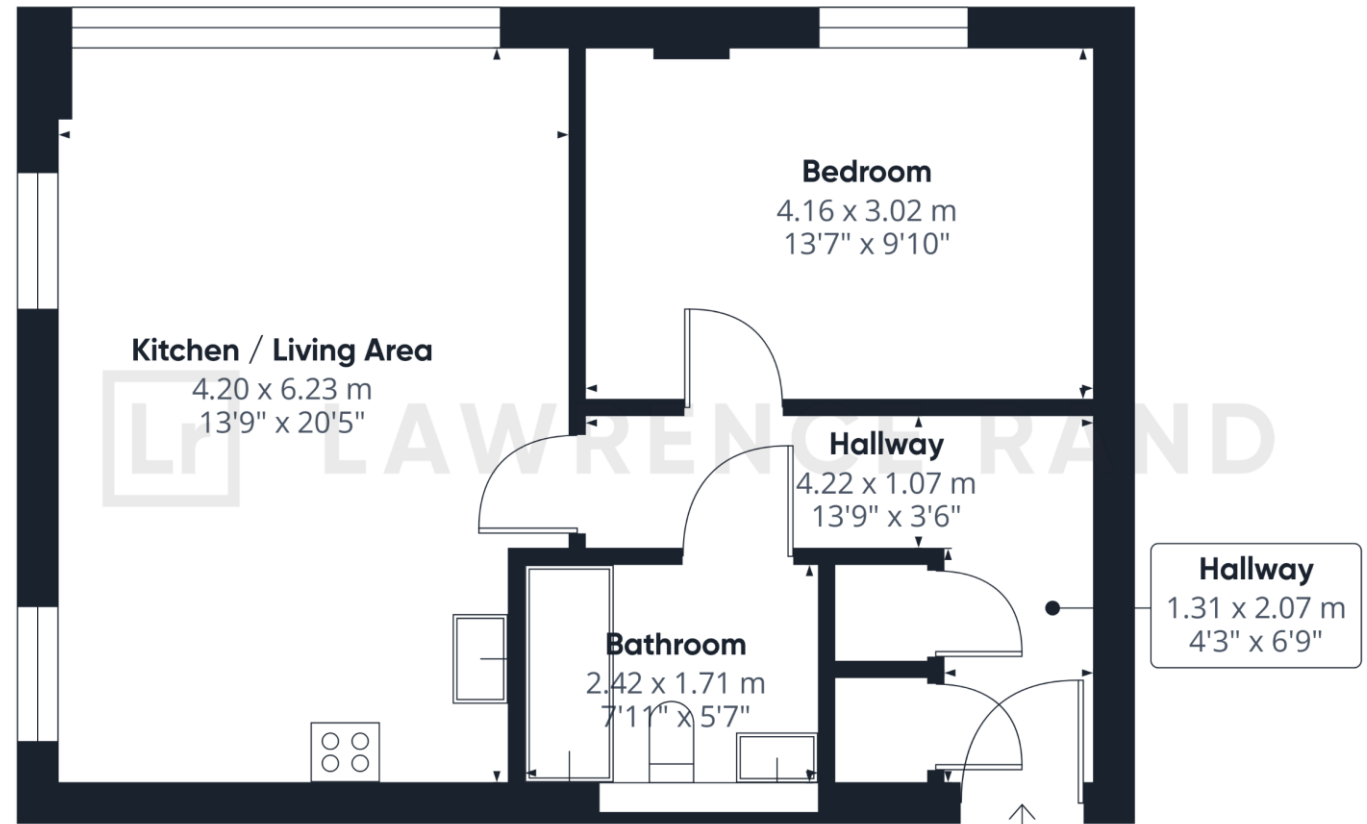
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	83	83
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor 1

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.