

2 Church Place, Ickenham, Middlesex, UB10 8XB

A spacious, three bedroom, mid-terrace cottage overlooking beautiful courtyard gardens and within walking distance of local shops.

Cognatum PROPERTY

Entrance Hall

Downstairs Shower Room

Sitting Room

Dining Room

Kitchen

Three Bedrooms

Bathroom

Garage

Patio Garden

150 year Lease (from 1994)

No Ground Rent

55+ Age Covenant.

The Property

2 Church Place is a three bedroom mid terrace property based on the idyllic Church place estate.

Upon entering the property you are welcomed in to a light and spacious hallway which leads through to the useful downstairs shower room and also through to the open plan sitting and dining room.

The sitting room is spacious with beautiful views over the estate courtyard with the dining room providing a useful second space with French doors leading out to the spacious enclosed patio garden.

The fully fitted kitchen has a range of cupboards providing ample storage along with a build in oven, hob and fridge freezer.

Upstairs the property has three bedrooms all with built in storage with beautiful views from all.

There is a main bathroom at the top of the landing which services all bedrooms.

There is electric storage heating and double glazing throughout and a partially boarded loft, accessed via a folding ladder, provides useful extra storage.

A single garage, with light and power, is located in a block nearby.

Guide Price:£640,000 (Leasehold)

Directions to Church Place

From the M40 heading east to London and after passing Junction 1 and in less than a mile take the B467 to Ickenham. At the T junction with the High Road in Ickenham turn left and in about 150 yards turn right into Austin's Lane and the development will be immediately on your right.

Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01895 624882 / 07384 112 988 (Mon-Fri 9am-5pm)



Sitting Room



Sitting Room



Kitchen



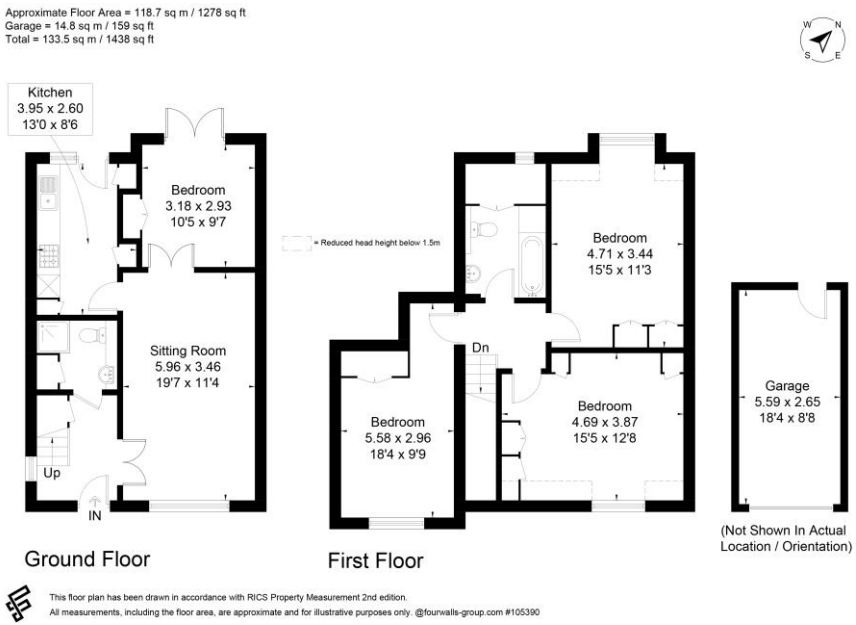
Bedroom 1



Bedroom 2



Bathroom





Rear with garden

Approximate Gross Internals: 133.5 m² /1278ft² Service Charge: £7356 pa Energy Performance Rating: D Council Tax Band: G

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Church Place

Until the arrival of the railway in 1905, Ickenham was a remote rural village with a population of little more than 300 people. Today it is a thriving London suburb in Hillingdon. Church Place however, built in the former paddock and farmyard of Home Farm, retains much of the serenity of its past, like the nearby ornate village pump and pond. The estate has cottages and apartments around two charming garden courtyards and a large timbered barn restored for social events.

Ickenham has a wide range of shops and other facilities and is served by the Metropolitan and Piccadilly lines, making it ideal for pensioners who may travel into London free of charge. Despite its London location, it is a lively village at heart, with an annual community festival, rugby and cricket clubs and a wealth of societies. Ruislip Golf Club is a few minutes away by car, as is Bayhurst Wood Country Park with its abundance of birds and wildflowers. The estate is very well-placed for travel by road, rail and air.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a Glance

- RESIDENT ESTATE MANAGER
- 25 PROPERTIES BUILT 1994
- GUEST SUITE
- LAUNDRY FACILITY
- GARDENER
- SOCIAL SPACE



View of the gardens at Church Place



St Giles Church



Ickenham Village Pump



Swakeleys House

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Cognatum PROPERTY

RETIREMENT IS OPTIONAL

Cognatum Estates is a not-for-profit company, limited by guarantee, which provides management services exclusively for its private estates. All Cognatum properties are sold on long leases with no ground rents and no restrictions on owning a property, except that one resident must meet the minimum age covenant for the development.

The Property Ombudsman