



- Two Bedroom
- No Upper Chain
- Beautifully Presented
- Jack & Jill Bathroom
- Gas Central Heating

- First Floor Apartment
- Allocated Parking Space
- Long Lease
- Double Glazing
- EPC Rating B

A beautifully presented two bedroom first floor apartment located in an exclusive development just moments from West Ruislip station and Ickenham Village. This property is offered to the market chain free.

The property briefly comprises; a welcoming entrance hall with built-in storage cupboards, a spacious open plan kitchen / reception room with Juliette balcony, two double bedrooms and modern fitted white suite Jack & Jill bathroom.

There is the added benefit of an allocated parking, video entry phone system, lift access and well-maintained communal grounds.

Cochrane House is conveniently located just off Ickenham High Road, within easy reach of both Ickenham and Ruislip High Streets, offering a variety of shops, cafes, and transport connections. For commuters, West Ruislip Station is only moments away, providing access to the Chiltern and Central lines, while nearby Ickenham and Ruislip Stations also offer the Metropolitan and Piccadilly lines.

Viewings are strictly by appointment only.

Price: Guide Price £350,000

Tenure: Leasehold

Lease: Lease Term 125 years

Years Remaining: 109 Approx

Service Charge & Insurance: £171.41 pcm

Ground Rent: £150 Per Annum

Ground Rent Review: fixed

Local Authority: Hillingdon

Council Tax Band: D

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

Mobile Coverage (Indoor):

Provider| Voice | Data

EE| Good outdoor & in home

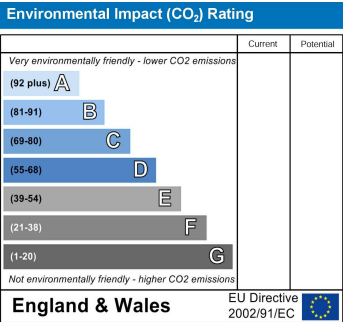
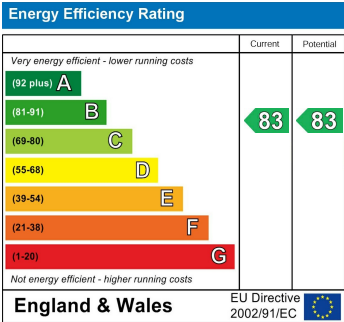
Three| Good outdoor & in home

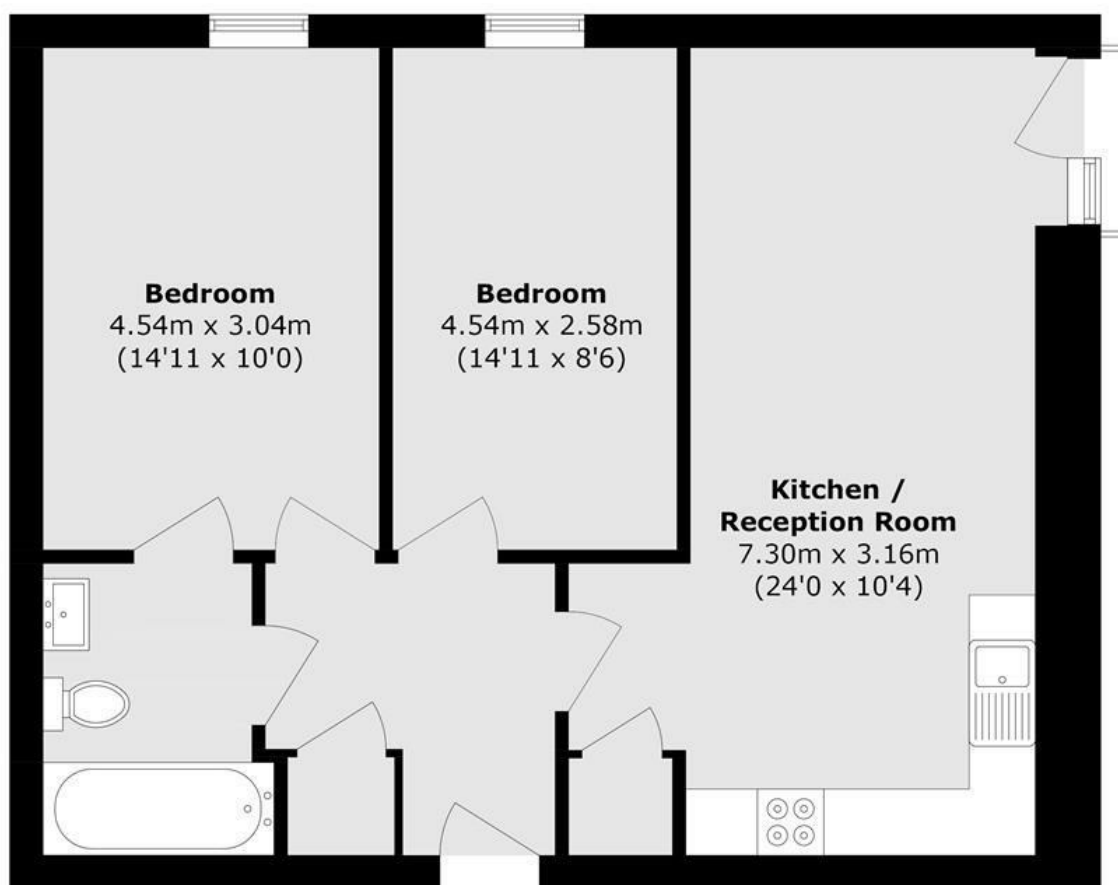
O2| Good outdoor

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>





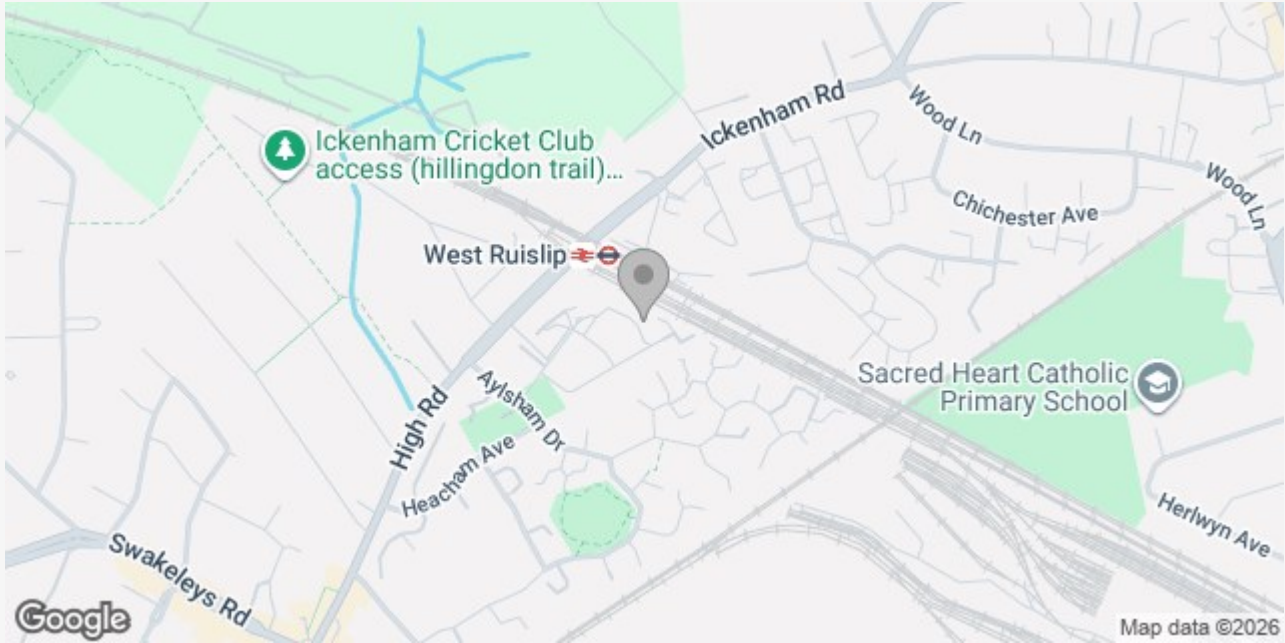


Total area (approx.): 65.9 sq. m (709.3 sq. ft)

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.

Cochrane House, 19 Truesdale, Ickenham UB10 8FX

Offers In Excess Of £350,000



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