



Ickenham Road
Ruislip

Carter Jonas

5 WEST RUISLIP COURT ICKENHAM ROAD RUISLIP HA4 7DN

Porch · Entrance Hall · Sitting Room
Kitchen · 2 Double Bedrooms
Bathroom

DESCRIPTION

The property has a useful entrance porch, opening into an entrance hall. There is a well-balanced sitting room with brick feature fireplace and a modern kitchen comprising a range of cabinets finished in cream with contrasting black work tops. Freestanding cooker range with extractor hood over. Space for washing machine, Door opening onto the rear garden.

Two good size bedrooms, one with fitted wardrobes.
Bathroom with sperate toilet.

Outside the property has a small front garden. The private rear garden is hard landscaped for ease of maintenance with an herbaceous border. A gate leads to off road parking.

LOCATION

West Ruislip Court is situated on the corner of Ickenham Road and Ickenham Close. The A40 with connections to London and the Home Counties is within a few minutes' drive.

West Ruislip station 0.1 miles
Ruislip town centre 0.6 mile
A40 1.5 miles
M40 Junction 1A 4.2 miles
M25 Junction 16 4.7 miles
Heathrow Airport 7 miles
All distances approximate

TWO-BEDROOM GROUND-FLOOR PURPOSE BUILT MAISONETTE WITH A PRIVATE GARDEN AND PARKING SET IN A CONVENIENT LOCATION CLOSE TO WEST RUISLIP STATION, WELL-SERVED BY THE CENTRAL LINE AND CHILTERN MAINLINE TRAINS



FURTHER INFORMATION

Gas central heating

Mains water and drainage

EPC D

Council Tax C

According to Ofcom, Superfast broadband is available.
Mobile coverage is good outdoors and indoors on some networks.

Share of freehold

999 Year lease from 25 March 1957

Service charge currently £385pa

Peppercorn rent

The property is being sold by the Secretary of State for Transport. It was acquired in connection with the HS2 project. Restrictions relating to future compensation claims in respect of the scheme will be included in the sale contract. The property is approximately 121m from the line.

ADDITIONAL INFORMATION

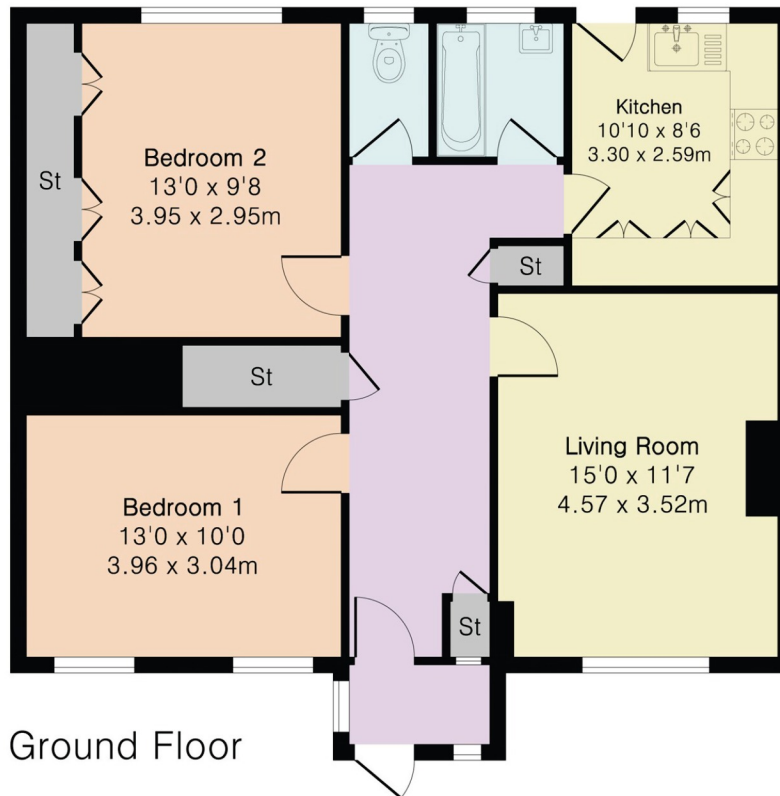
Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: HA4 7DN

what3words:/// quest.ties.agenda



Approximate Gross Internal Area 832 sq ft - 77 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION

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