



**Aylsham Drive, Middlesex UB10 8UJ**

**£1,300**

**EPC Rating Current 77 Potential 83**

Austin Residential are delighted to offer to this market this immaculate one double bedroom second floor flat in the popular Brackenburg Village development within Ickenham.

The property briefly comprises: entrance hallway, double bedroom with built in wardrobes, large reception room, good sized kitchen and bathroom.

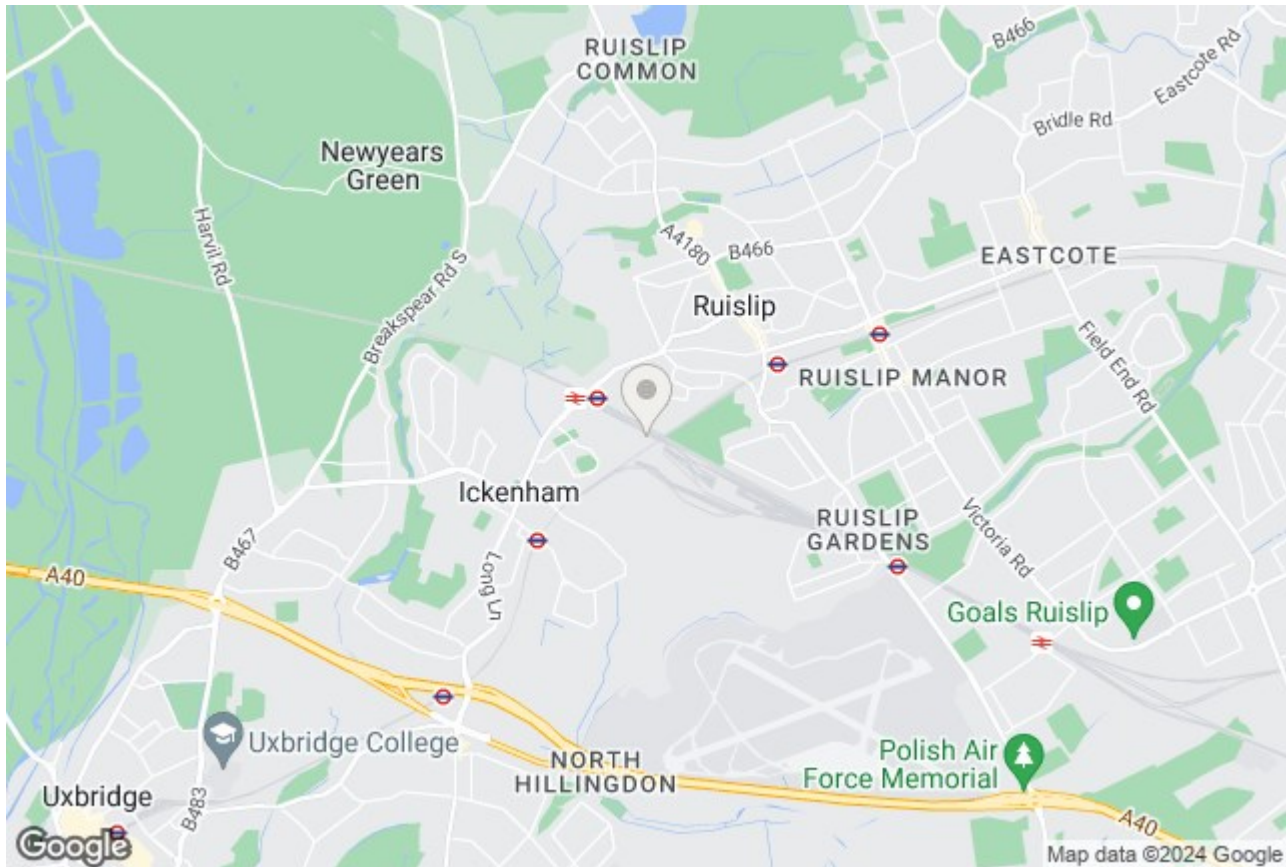
Further benefits include: gas central heating, double glazing, modern décor; entry phone system, communal gardens and residents parking.

Ideally located within walking distance of both West Ruislip and Ickenham tube stations and the A40 leading to M40/M25.

Minimum term 12 months (6 month break clause)

Available 8th July - Unfurnished





#### Important Notice

1. These Particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property.
2. Any description or any information given should not be relied upon as a statement or representation of fact or that the property or its services are in good condition.
3. The photographs show only certain parts of the property at the time they were taken. Any area, measurement or distances given are approximate only.
4. All statements contained in these particulars in relation to the property are made without responsibility on the part of Austin Residential nor any of their employees have any authority to make or give any representation or warranty whatsoever in relation to the property.
5. Money Laundering Regulations' intending purchasers will be asked to produce identification documentation. We would ask for your co-operation in order that there will be no delay in agreeing a sale.

**Austin**  
Residential

#### Viewing

Strictly by appointment with:  
75 High Street, Ruislip, Middlesex, HA4 8JB

☎ Tel : 01895 613000

☎ Fax: 01895 613018

✉ Email: [ruislip@austinresidential.co.uk](mailto:ruislip@austinresidential.co.uk)