

# Queen Mothers Drive

Denham Garden Village, Uxbridge



This attractive three bed property at Denham Garden Village benefits from a garage and private parking space. It features a hall with understairs WC, a spacious living/dining room with conservatory and rear garden access, a kitchen/breakfast room with integrated appliances, master bedroom with ensuite shower, two further bedrooms and a bathroom.

**One Reception / Breakfast Kitchen / 3 Bedrooms / 2 Bathrooms / W.C.  
Hallway / Conservatory / Gardens / Garage / Parking Space**

## £600,000

rightmove 

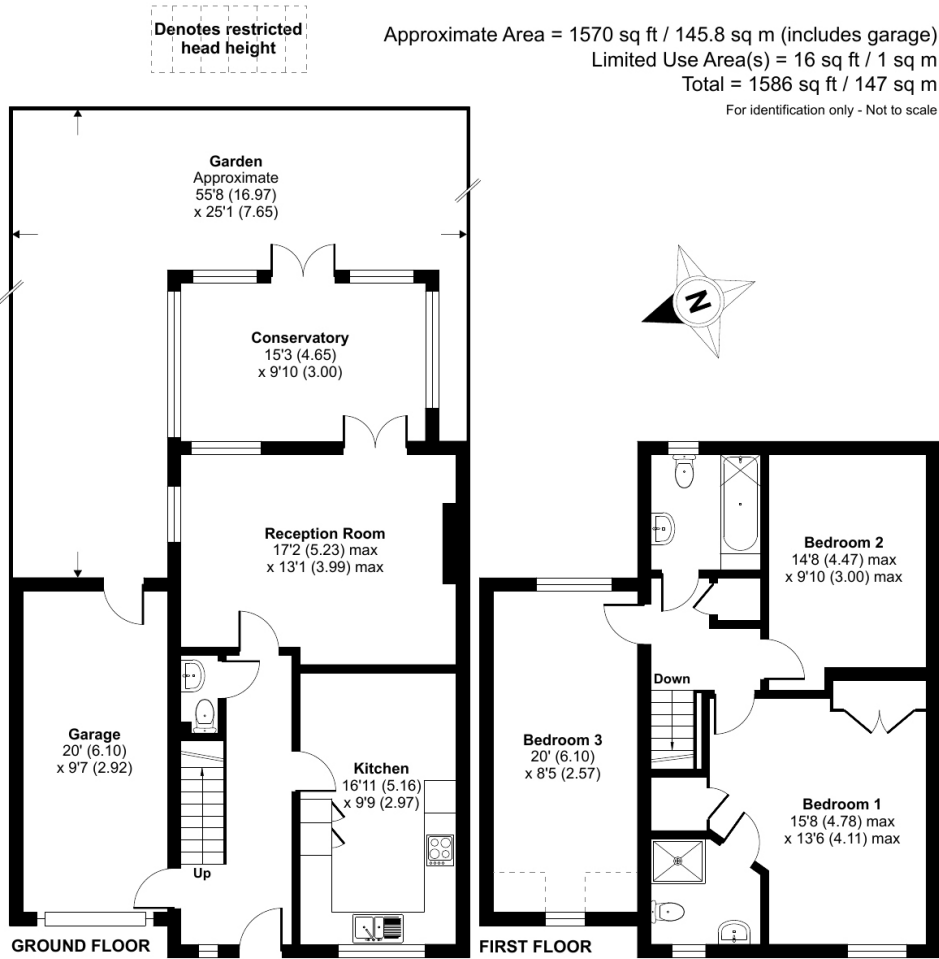


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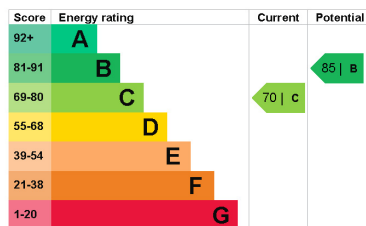
"We are very happy with our new home and the welcome we've received convinces us that we've really made the right choice. We are now looking forward to enjoying our new life here."



## Key Facts

- Lease: **125 years from 2007** (approx. 109 years remaining)
- Service Charge: **£284.41 pcm (£65.45 pw)** (reviewed annually, updated from 1st April)
- Ground Rent: **£250 per year** (increases by £100 every 10 years, next rise is due on 1st Jan 2025 to £350 per year)
- Council Tax band: **F**
- Sinking Fund: **As detailed in the lease**
- Age Criteria: **Sole occupiers, or at least one partner in a couple, must be aged 55 or over**

Energy rating:



## Denham Garden Village

Set within 30 acres of private woodland, Denham Garden Village offers 185 Independent Living apartments and 142 rental properties. In the village centre you'll find indoor courtyards and atrium spaces that offer excellent natural light, where you can relax and enjoy the views all year round. Facilities here include a café, bar, library, Nuffield Health Spa, a village hall and a GP surgery. You can combine the benefits of having an independent, active lifestyle with living in a friendly community. Plus you'll enjoy peace of mind, knowing that support and care is available on-site via Anchor Homecare, should you ever require it.

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