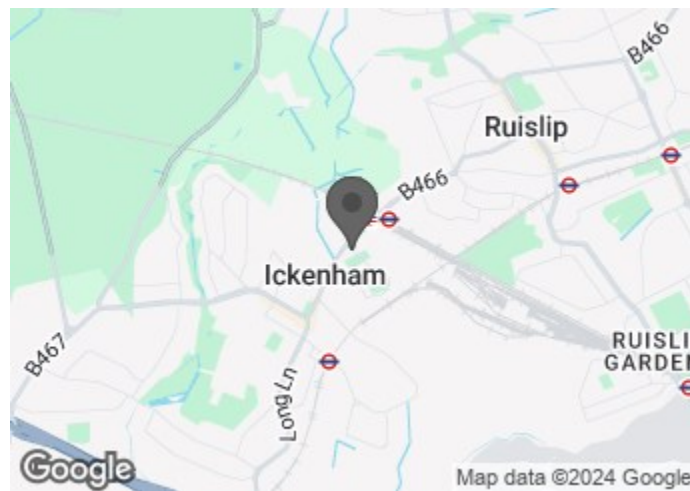


# McCARTHY STONE RESALES

## 44 LYSANDER HOUSE JOSIAH DRIVE, UXBRIDGE, UB10 8FB



**COUNCIL TAX BAND: D**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



# McCARTHY STONE RESALES

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A well presented and PARTICULARLY SPACIOUS one bedroom top floor retirement apartment, featuring a wonderful LARGE WALK-OUT BALCONY/ROOF TERRACE accessed from the Living Room.

Viewings highly recommended to fully appreciate.

**PRICE REDUCTION**

**ASKING PRICE £250,000 LEASEHOLD**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# JOSIAH DRIVE, ICKENHAM, UXBRIDGE

# 1 BEDROOMS £250,000

## SUMMARY

Constructed by renowned retirement home specialists McCarthy and Stone, Lysander House is purpose built for Retirement Living Plus. Located in Ickenham a beautiful old village in Greater London Lysander House has excellent transport links and beautiful surrounding areas. This is a 'retirement living plus' development providing a lifestyle living opportunity for the over 70's and designed specifically for independent living with the peace-of-mind provided by the day-to-day support of our excellent staff and Estate Manager who will oversee the smooth running of the development.

Homeowners benefit from one hour of domestic assistance each week and there are extensive domestic and care packages available to suit individual needs and budgets. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per a night. The property enjoys excellent communal facilities including a home owners lounge, restaurant with a fantastic, varied daily table-service lunch, laundry, scooter store, library, hairdressing salon, hobbies room and communal balcony/terrace as well as communal gardens with seating.

This spacious one bedroom apartment is situated on the third floor. There is a double bedroom, living room with access to a very large balcony of almost 33' by 5'7" and overlooks the gardens, an excellent modern fully fitted kitchen complete with integrated appliances and a modern wet room with a level access shower the property also benefits from underfloor heating.

Ickenham Village is also a short distance away with its array of local shops and restaurants. Bus routes include access to Ruislip & Uxbridge with the added benefit of Ickenham & West Ruislip Stations (Metropolitan, Piccadilly, Central & Chiltern lines), A40/M40/M25 access is also close by.

## ENTRANCE HALLWAY

With plenty of space for hall style furniture. Front entrance door

with spy-hole and letter box, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency call system, a large storage cupboard/walk-in boiler cupboard with light and shelving housing the boiler supplying domestic hot water and the concealed 'Vent Axia' heat exchange unit providing an economic heat recovery system utilizing the hot air generated within the property, filtering and recirculating this back into the principle rooms.

## LIVING ROOM AND BALCONY/ROOF TERRACE

Spacious living/dining room benefitting from a glazed patio style door with adjacent window opening onto a large, decked private balcony/roof terrace. Raised power points, TV and BT point. Sky and Sky+ points, two ceiling lights

## KITCHEN

Modern kitchen with an excellent range of wall and base units incorporating an abundance of 'soft close' cupboards and drawers with contrasting laminate worktops, a fitted stainless steel inset sink unit and mixer tap. Integrated NEFF appliances include; a four-ringed ceramic hob with stainless steel chimney extractor hood over, waist level electric oven with microwave above, integrated dishwasher and concealed fridge and freezer. Ceiling spot light fitting, tiled splashbacks and tiled floor.

## BEDROOM

A double bedroom of excellent proportions with raised power points, telephone and TV points. A feature walk-in wardrobe with auto-light, hanging rails and shelving. Two large windows allowing plenty of natural light.

## SHOWER ROOM

Modern white suite comprising of; close-coupled WC, vanity wash-hand basin with fitted storage below, fitted illuminated mirror, shaver point and down lights over, walk-in level access shower with thermostatically controlled shower. Fully tiled walls and wet room flooring, electric heated towel rail, emergency pull cord and ceiling spot light.

## SERVICE CHARGE (BREAKDOWN)

Cleaning of communal windows

- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas

- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service Charge: currently £10,051.88 up to financial year end 30/06/2025.

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager and one hour of domestic help per week. Find out more about service charges please contact your Property Consultant or Estates Manager.

## LEASEHOLD

Lease 999 Years from Jan 2016

Ground Rent £435 per annum

Ground rent review date: Jan 2031

## CAR PARKING

Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

## ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

