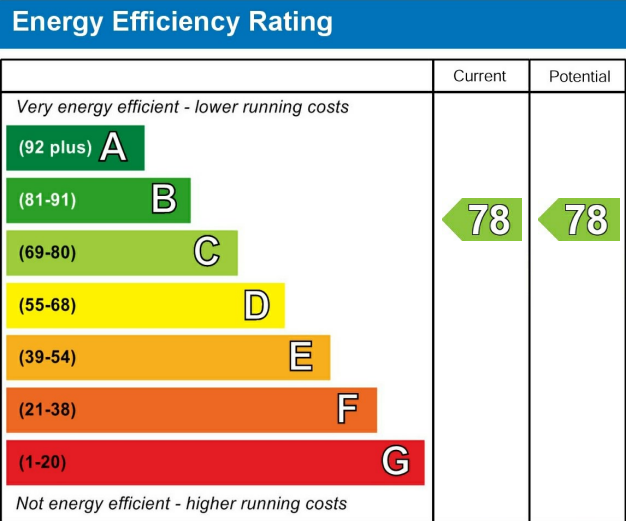


APPROX. GROSS INTERNAL FLOOR AREA 664 SQ FT / 62 SQM	Landmark Place
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 01/02/23
	photoplan

COUNCIL TAX BAND: C



Beautifully presented bright and spacious ground floor apartment with direct access onto a large paved patio area, comprising large dual aspect living room, modern fully fitted kitchen, double bedroom with walk-in wardrobe, wet room style shower room and a utility cupboard housing a washer/dryer.

PRICE REDUCTION

ASKING PRICE £265,000 LEASEHOLD

For further details, please call 0345 556 4104

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

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MOORFIELD ROAD, DENHAM, UXBRIDGE

LOCAL AREA

Landmark Place is situated in Denham Green, with a range of shops and local amenities within walking distance and a bus stop directly outside the development. This sort after area is surrounded by open countryside, yet it is less than 20 miles from Central London with excellent road and rail links to the capital. Nearby towns include Gerrards Cross, Beaconsfield, Uxbridge and Rickmansworth. Denham train station is a short distance away so travelling further afield when you want to is easy. In Gerrards Cross, three miles away, you will find independent boutiques, coffee shops, Marks and Spencer and a large Tesco, while in High Wycombe, there is a popular John Lewis department store. Denham Green is surrounded by countryside and offers a range of country parks and golf clubs. If you fancy a day out with friends and family, why not visit one of the many National Trust country homes such as Cliveden House, or even take in the historical setting of Windsor Castle. Those seeking the bright lights. shopping and shows in the West End are less than 40 minutes away by train.

LANDMARK PLACE

Landmark Place is situated in the country village of Denham Green and is a stunning development of 37, one and two bedroom apartments, specifically designed to offer the very best in Retirement Living. As well as the Home Owners Club lounge, there is a reading room, hobby room and sun lounge for you to enjoy the different activities Landmark Place has to offer. The apartment features the latest in stylish designs for modern living and have been created to a high specification to assist with day-to-day living. For your comfort and convenience, the kitchen has a waist high oven with a built in microwave above and a built in fridge/freezer. There is a security alarm for your peace



of mind which also provides a video entry system and a 24-hour emergency call link. The dedicated House Manager takes care of the day to day running of the development and is on hand to help with any queries you may have. If your friends and family travel from afar, they can book into the Guest Suite for £25 per night. (Subject to availability)

THE APARTMENT

This apartment is bright, spacious and tastefully decorated and must be viewed to be fully appreciated. The professional design and finish provides modern independent living but with added security and peace of mind.

ENTRANCE HALL

Front door with spy hole, door bell and letterbox. Secure entry system and 24 hour emergency call system. Utility cupboard with washer/dryer and storage area. Doors to living room, bedroom and shower room.

LIVING ROOM

Spacious and bright double aspect living room with a large window and glazed patio door opening to a paved patio area with a southerly aspect and a further double window facing westerly. There's ample room for a dining table and chairs. TV and telephone points, Sky/Sky+ connection points, raised sockets. 2 ceiling lights, carpets and curtains. Door to separate kitchen.

KITCHEN

Fully fitted kitchen comprising of an extensive range of modern, high gloss wall and base units with pan drawers with a stylish and contrasting work surface. Built in waist height electric oven and microwave above, integrated fridge/freezer and dishwasher. Ceramic hob with stainless steel chimney style extractor and opaque glass splash back. Down lights, under pelmet lighting, ceramic floor tiles. Stainless steel sink with mixer tap sits below a south/westerly facing window.



1 BEDROOMS £265,000

BEDROOM

A bright and spacious double bedroom benefiting from a large walk-in wardrobe with shelving and hanging rails. Raised sockets, Telephone and TV points, two light fittings. Carpets and curtains.

SHOWER ROOM

Fully fitted suite comprising of a walk-in level access shower cubicle with glass screen, wall mounted thermostatically controlled shower unit and grab rail, vanity unit with wash basin and illuminated mirror over, WC. Half height wall tiling and ceramic floor tiling. Large chrome heated towel rail and ceiling down lights and emergency pull cord.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal areas and 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

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager. To find out more about the service charges please contact your Property Consultant or House Manager to find out more.

Service charge: £3,432.17 per annum (for financial year ending 30/06/2025)

LEASEHOLD

999 years from the 1st June 2016
Ground Rent: £425 per annum
Ground rent review: 1st June 2031

ADDITIONAL INFORMATION & SERVICES

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

