



APPROX. GROSS INTERNAL FLOOR AREA 596 SQ FT / 55 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 10/05/23
	photoplan

COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

**McCARTHY STONE
RESALES**

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**McCARTHY STONE
RESALES**

33 LANDMARK PLACE
MOORFIELD ROAD, UXBRIDGE, UB9 5BY



An EXCEPTIONAL one bedroom second floor retirement apartment set within the PURPOSE BUILT Landmark Place Retirement Living development ~Built & Managed by McCarty Stone~ SPACIOUS BALCONY OVERLOOKING THE COMMUNAL GROUNDS.

ASKING PRICE £305,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

LANDMARK PLACE, MOORFIELD ROAD, MIDDLESEX, UB9 5BY

1 BED | £305,000

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)

ENTRANCE HALL

Front door with spy hole, door bell and letterbox. Secure entry system and 24 hour emergency call system. Utility cupboard with washer/ drier and storage area.

LIVING ROOM

Spacious lounge with a large window and french doors leading to a private walk-on balcony. There's ample room for dining. TV and telephone points, Sky/Sky+ connection points, raised sockets. 2 ceiling lights, carpets and curtains.

KITCHEN

Fully fitted kitchen comprising of a range of modern, cream gloss wall and base units and pan drawers with a wood style roll top work surface and up stand. Built in oven and microwave above, integrated fridge/freezer and dishwasher. Ceramic hob with stainless steel chimney style extractor. Down lights, under pelmet lighting, ceramic floor tiles. Stainless steel sink with mixer tap sits below an automatic opening window.

BEDROOM

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

SHOWER ROOM

Fully fitted suite comprising of a walk-in shower cubicle with screen, 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.

SERVICE CHARGE

- 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

Service charge: £3,649.88 per annum (for financial year ending 30/06/24).

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, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your property consultant or house manager to find out more.

LEASE INFORMATION

999 years from 1st June 2016

GROUND RENT

Ground rent: £435 per annum

Ground rent review date: June 2031

ADDITIONAL INFORMATION & SERVICES

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

