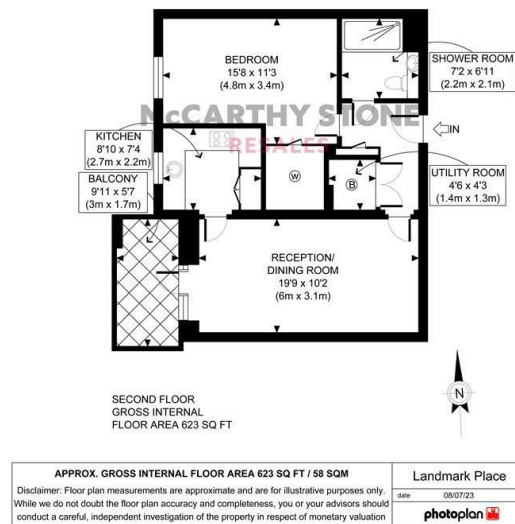


# McCARTHY STONE RESALES

## 22 LANDMARK PLACE MOORFIELD ROAD, UXBRIDGE, UB9 5BY



**COUNCIL TAX BAND: C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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		
	<b>79</b>	<b>79</b>



# McCARTHY STONE RESALES

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EASILY ACCESSIBLE RETIREMENT DEVELOPMENT OFFERS A SPACIOUS ONE-BEDROOM SECOND-FLOOR APARTMENT WITH BALCONY AND A WESTERLY ASPECT. BEAUTIFULLY PRESENTED AND MUST BE SEEN TO BE APPRECIATED.

**PRICE REDUCTION**

**ASKING PRICE £280,000 LEASEHOLD**

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

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# MOORFIELD ROAD, DENHAM, UXBRIDGE

# 1 BEDROOMS £280,000

## LANDMARK PLACE

Landmark Place, conveniently located in the beautiful area of Denham, Buckinghamshire. Local shops and amenities are in close proximity to the development while local transport links can connect homeowners with local areas and destinations found further afield. This development also features south-facing communal gardens – perfect for enjoying some sunshine in the summer months. Landmark Place has been designed and constructed for modern living. The apartments boast Sky/Sky+ connection points in living rooms, walk in wardrobes in main bedroom. A dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## ENTRANCE HALL

Front door with letter box and spy hole. Double doors to large walk in storage cupboard housing a plumbed in washer/dryer. Further doors leading to the Shower Room, Living Room and Bedroom. Ceiling light fitting. Smoke and intruder alarm.

## LIVING ROOM

A spacious living room benefitting from a glazed patio door with windows to side opening onto a decked and covered balcony with glass balustrade. Feature fireplace. Two ceiling light fittings. TV (with Sky/Virgin Media connection capabilities) and telephone points. Raised power points. Part glazed door leading to separate Kitchen.

## KITCHEN

Modern kitchen fitted with an excellent range of wall and base units with contrasting worktops. Under unit spot lighting. Integrated fridge/freezer and dishwasher. Easy access Neff oven with matching microwave above. Double glazed window is positioned above a stainless steel sink unit with drainer and mixer tap. Ceramic hob with opaque glass splash back and stainless steel extractor hood above.

## BEDROOM

Double bedroom of excellent proportions. Central ceiling light fitting. TV and telephone points. Raised power points. Walk in wardrobe with shelving and hanging rails. Window with double openers.

## SHOWER ROOM

Fully tiled wet room with a walk in shower unit with grab rails. WC. Vanity unit with inset wash hand basin. Fitted mirror with light and shaver point. Emergency pull-cord.

## SERVICE CHARGE (BREAKDOWN)

- Apartment heating
- 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: £3,649.92 per annum (for financial year ending 30/06/2024)

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.

## GROUND RENT (ANNUAL CHARGE)

Ground Rent: £435 per annum  
Ground Rent Review Date: June 2031

## LEASE LENGTH

999 years from 1st June 2016

## STORAGE ROOM

This apartment benefits from having a storage room within the development.

## ADDITIONAL INFORMATION & SERVICES

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

