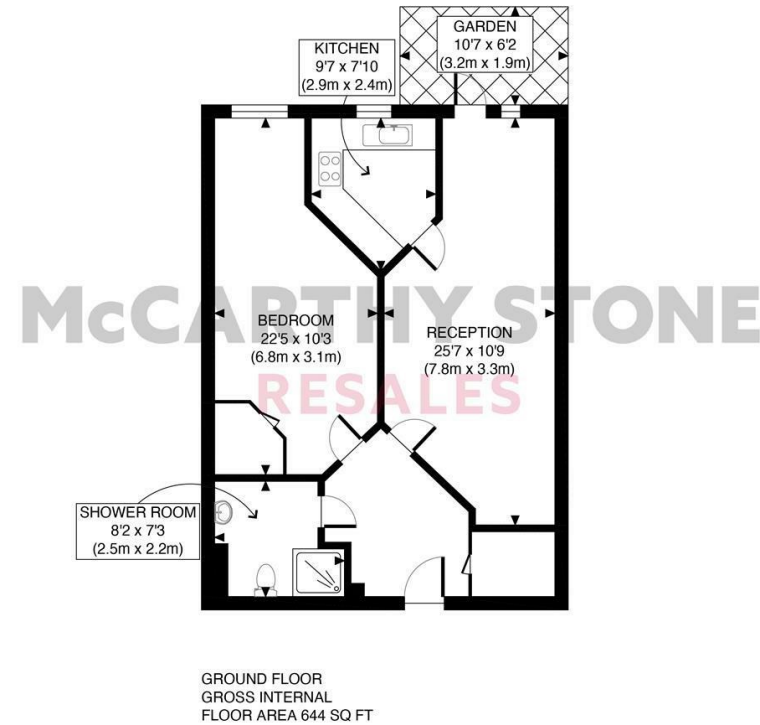


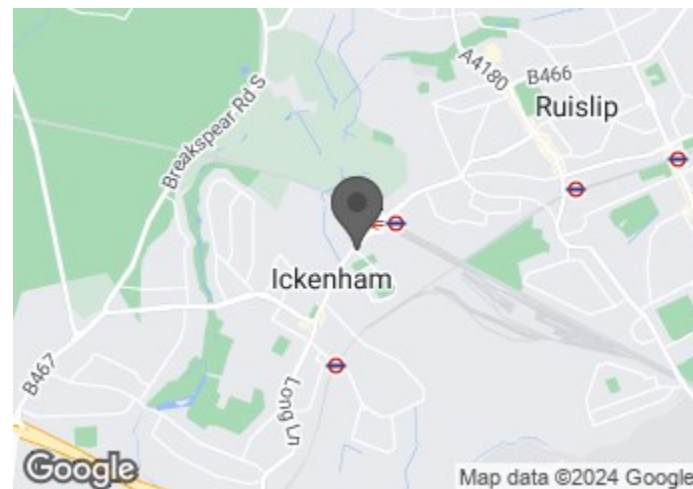
McCARTHY STONE RESALES

FLAT 7, LYSANDER HOUSE JOSIAH DRIVE, ICKENHAM, UB10 8FB



APPROX. GROSS INTERNAL FLOOR AREA 644 SQ FT / 60 SQM	Josiah Drive
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 06/02/24
	photoplan

COUNCIL TAX BAND: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



A beautifully presented one bedroom, ground floor apartment within this exclusive and sought after 'Retirement Living Plus' development. Offering a wealth of benefits making independent living a stress free and enjoyable experience.

Restaurant providing freshly prepared meals daily, enjoy the gardens without having to lift a finger, one hour per week of domestic help and staff on site 24 hours a day to give peace of mind.

ASKING PRICE £305,000 LEASEHOLD

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

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

JOSIAH DRIVE, ICKENHAM

1 BED | £305,000

SUMMARY

Constructed by renowned retirement home specialists McCarthy and Stone, Lysander House is purpose built for Retirement Living Plus. Located in 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 gardens and terrace with seating areas.

This spacious one bedroom apartment is situated on the ground floor and benefits from having direct access from the living room onto a paved patio area and a westerly aspect ideal for warm summer afternoons. There is a spacious double bedroom, living room, a well fitted modern 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 HALL

Front entrance door with spy-hole, 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/airing cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water and the concealed 'Vent Axia' heat exchange unit providing an economic heat recovery system utilising the hot air generated within the property, filtering and recirculating this back into the principle rooms. Doors to the living room, bedroom and shower room.

LIVING ROOM AND PATIO

Spacious living/dining room benefitting from a glazed patio door with full length window to side opening to a paved patio area and a westerly aspect. Raised power points, TV and telephone points. Partially glazed doors opening to the kitchen.

KITCHEN

Modern fully fitted kitchen with an excellent range of wall and base units with contrasting laminate worktops and incorporating a stainless steel inset sink unit. Integrated NEFF appliances include; a four-ringed ceramic hob with stainless steel chimney extractor hood over, waist-height oven with integrated microwave oven above and concealed fridge and freezer, integrated slimline dishwasher. Ceiling spot light fitting, splash-backs and tiled floor. Electrically operated window.

BEDROOM

A well-proportioned double bedroom with raised power points, TV and telephone points. A feature walk-in wardrobe with auto-light, hanging rails and shelving. Double glazed window with a westerly aspect.

SHOWER ROOM

Modern white suite comprising; close-coupled WC, vanity wash-hand basin with fitted furniture surround including storage below, fitted illuminated mirror, shaver point, walk-in level access shower with thermostatically controlled shower and grab rails. Partly 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

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. Under floor heating for the apartment is also included within the service charge. Find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £9,495.35 per annum (for financial year ending 30/06/24)

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

