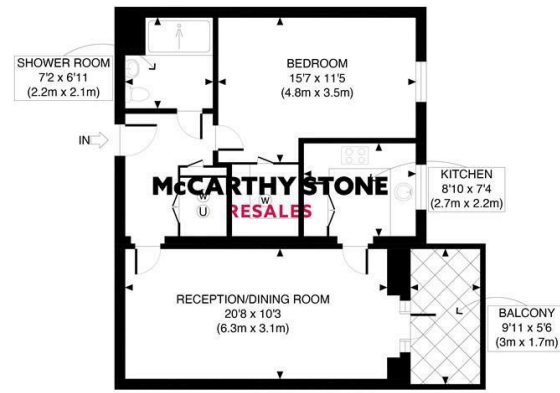


# McCARTHY STONE RESALES

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



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 639 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 639 SQ FT / 59 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: 23/04/24 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		77	77
(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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A bright and beautifully presented ONE BEDROOM, retirement apartment, situated on the FIRST FLOOR. Boasting WALK-OUT BALCONY accessed from the Living Room and an ALLOCATED PARKING SPACE and STORAGE CUPBOARD.

**\*\* HEATING FOR THE APARTMENT IS COVERED BY THE SERVICE CHARGE \*\***

### ASKING PRICE £290,000 LEASEHOLD

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

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

# MOORFIELD ROAD, DENHAM, UXBRIDGE

1 BED | £290,000

## LANDMARK PLACE SUMMARY

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 an integral 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)

## LOCAL AREA

Landmark Place is situated in Denham Green, with a range of shops and local amenities within walking distance and a bus stop 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.

## ENTRANCE HALL

Front door with spy hole, door bell and letterbox. Secure entry system and 24-hour emergency call system. Utility cupboard with tiled flooring providing storage and houses a washer dryer the hot water cylinder and vent-axia system. Doors leading to living room, bedroom and shower room.

## LIVING ROOM WITH BALCONY

Spacious and well presented living room with a glazed patio door and side window leading to a private walk-out covered balcony with exterior lighting. TV and telephone points, Sky/Sky+ connection points, raised electric sockets. Two ceiling lights.

## KITCHEN

Fully fitted kitchen comprising of a range of modern, white gloss wall and base units and pan drawers with contrasting worktops. Built in electric oven and microwave above, integrated fridge/freezer and dishwasher. Ceramic hob with stainless steel extractor hood and an opaque glass splash back. 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 glazed window. Raised sockets, Telephone and TV points, ceiling light fittings. Carpets and curtains. Walk-in wardrobe with shelving and hanging rails.

## SHOWER ROOM

Fully fitted suite comprising of a walk-in thermostatically controlled shower cubicle with glazed screen and grab rails, vanity unit with wash basin and illuminated mirror over, close coupled WC, tiled walls and ceramic floor tiling. Large chrome heated towel rail and ceiling down lights.

## 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
- Apartment heating

Service Charge: £3,649.88 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. To find out more about the service charges please contact your Property Consultant or House Manager to find out more.

## LEASEHOLD

999 years from 1st June 2016  
Ground Rent £425.00 per annum.  
Ground rent review: Jan, 2031

## CAR PARKING & STORAGE UNIT

The apartment has an allocated parking space and a Storage Cupboard within the development.

## ADDITIONAL INFORMATION AND SERVICES

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

