

24 Lysander House

Josiah Drive, Uxbridge, UB10 8FB

PRICE
REDUCED



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



PRICE REDUCTION

Asking price £290,000 Leasehold

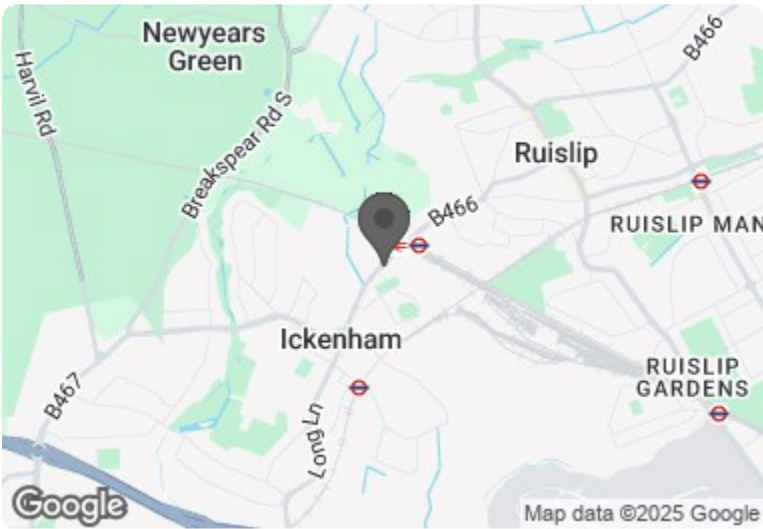
A beautifully presented ONE BEDROOM, FIRST FLOOR retirement apartment with garden views in this sought after development. Lysander House has a table service restaurant serving freshly prepared meals daily, a stunning communal lounge and landscaped gardens.

** Recently redecorated & recarpeted **

Call us on 0345 556 4104 to find out more.

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

Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Josiah Drive, Ickenham, Uxbridge,

Lysander House 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 there is 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 balcony/terrace as well as communal gardens sitting areas.

This spacious one bedroom apartment is situated on the first floor. There is a double bedroom, lounge, a well fitted 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 pull



cord. Large storage cupboard with lighting 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.

Living/Dining Room

Spacious lounge/dining room with views over the courtyard and landscaped gardens from the Juliet balcony. Power points, TV point. Opening leading to Kitchen.

Kitchen

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 hob with stainless steel chimney extractor hood over, high level double oven and concealed fridge and freezer. Ceiling spot light fitting, tiled splashbacks and tiled floor.

Bedroom

A well-proportioned double bedroom with power points and TV point. With a feature very large walk-in wardrobe with auto-light, hanging rails and shelving. Window overlooking gardens.

Shower Room

Modern white suite comprising of; close-coupled WC, vanity wash-hand basin with fitted furniture surround including storage both below and to the side, fitted mirror, shaver point and down lights over, walk-in level access shower with thermostatically controlled shower. 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



1 Bed | £290,000

- Buildings insurance

Service Charge: £10,051.88 per annum (until financial year ending 30/06/2025).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

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. Find out more about service charges please contact your Property Consultant or Estates Manager.

Leasehold

Lease 999 Years from 2016
Ground Rent £435
Ground rent review: Jan-31

Additional Information & Services

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

Moving made easy

- Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:
- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
 - Part Exchange service to help you move without the hassle of having to sell your own home.
 - Removal Services that can help you declutter and move you in to your new home.
 - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

