



- ONE Bedroom Apartment
- No Chain
- Shower Room
- Lift Access
- Parking Available

- First Floor
- 20 Ft Reception Room
- Communal Heating
- Communal Gardens
- EPC Rating B

A well-appointed one-bedroom retirement apartment in Lancaster House. Located in the heart of Ickenham, this beautifully maintained property being sold with no onward chain, is set on an exclusive development for the over-60s by award-winning developers McCarthy & Stone.

Thoughtfully designed for comfortable and secure retirement living, the property features a spacious entrance hallway with a built-in storage cupboard, a bright and airy 20ft living room with a Juliette balcony and dual-aspect windows, a separate contemporary fitted kitchen with integrated appliances, a generous double bedroom and a stylish modern shower room.

Additional features include; a secure entry phone system, lift access, private front door, double glazing and a communal heating system

Heritage Place offers exceptional retirement facilities including beautifully landscaped communal gardens, a guest suite for visiting friends and family, a 24-hour emergency call system, and a mobility scooter storage area with charging points. On-site parking is available (subject to availability and additional charges).

Ideally situated, the development is within easy reach of local shops, cafés, restaurants, and amenities. Excellent transport links are nearby with West Ruislip and Ickenham tube stations offering quick connections to central London and Uxbridge Town Centre.

Viewings are strictly by appointment.

Price: Guide Price £260,000

Tenure: Leasehold

Lease: Lease Term 999 years from 1 January 2016

Years Remaining: 990 Approx

Service Charge & Insurance: £4,323 Per Annum

Service Charge Review: 1st July (Annually)

Ground Rent £495 Per Annum

Ground Rent Review: Next Review Jan 2031

Local Authority: Hillingdon

Council Tax Band: D

Broadband type: Upto: Superfast 80 Mbps d/l 20 Mbps u/l

Mobile Coverage (Indoor):

Provider Voice Data

EE- Likely Likely

Three- Likely Likely

O2- Limited Limited

Vodafone- Likely Likely

Please note all dimensions and descriptions are to be used as a guide only





*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not

constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>

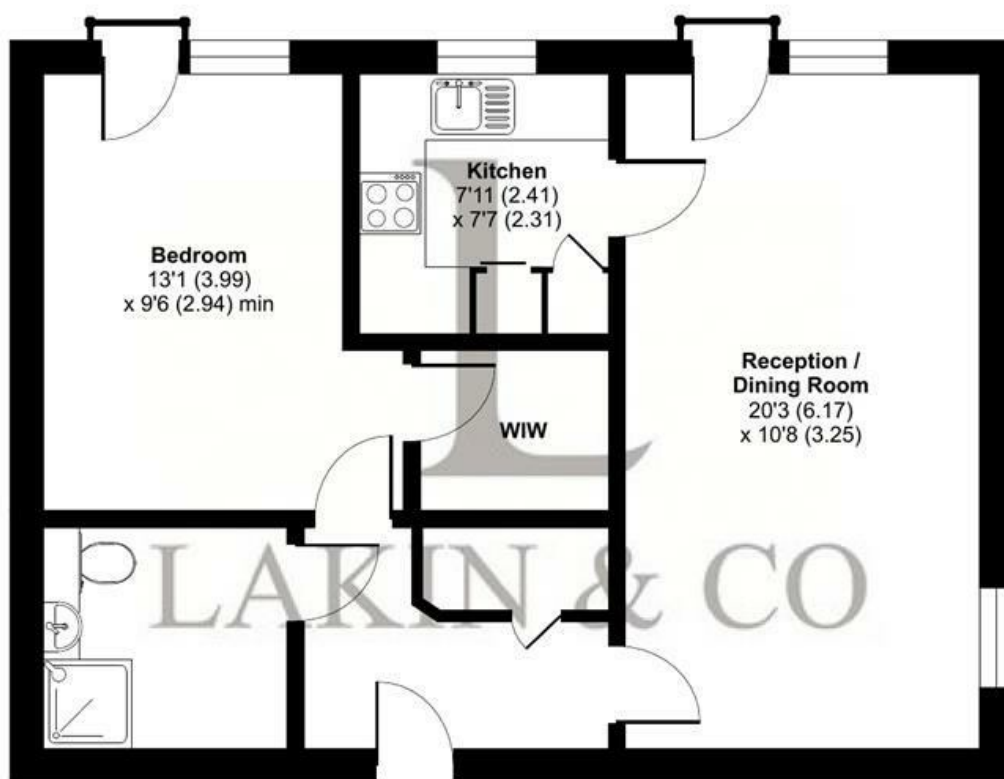
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<div> <div>England & Wales</div> <div>EU Directive 2002/91/EC</div> <div></div>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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
<div> <div>England & Wales</div> <div>EU Directive 2002/91/EC</div> <div></div> </div>		

Lancaster House, Josiah Drive, Ickenham, Uxbridge, UB10

Approximate Area = 572 sq ft / 53.1 sq m

For identification only - Not to scale

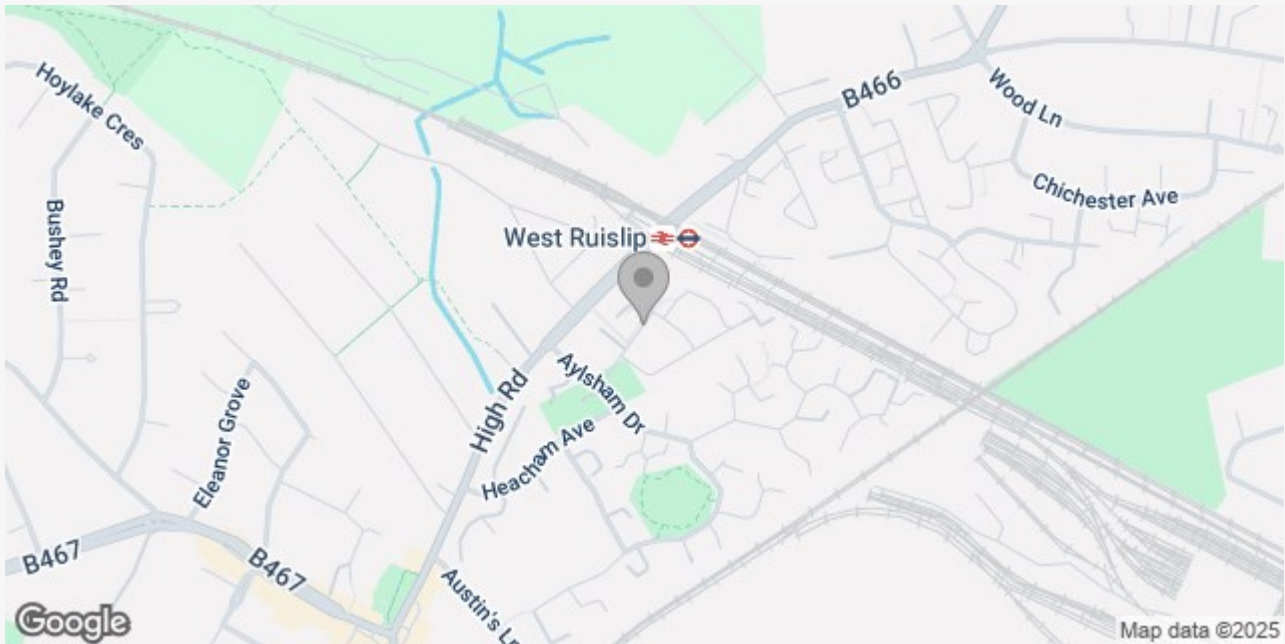


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lakin & Co. REF: 1285513

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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