

33 Laburnum Court (Uxbridge)

9 Harefield Road, Uxbridge, Middlesex, UB8 1FQ



PRICE: £200,000

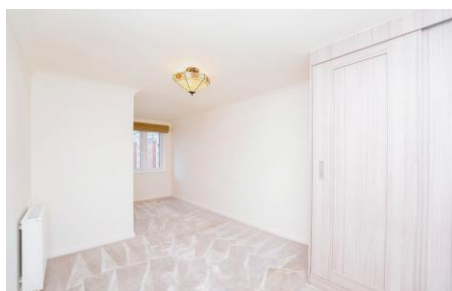
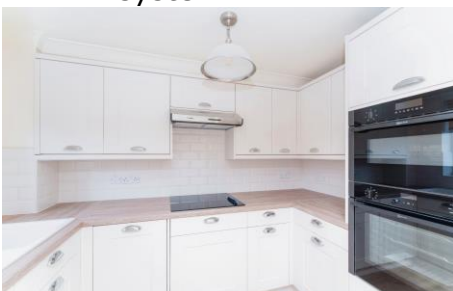
Lease: 125 years from 2007

Property Description:

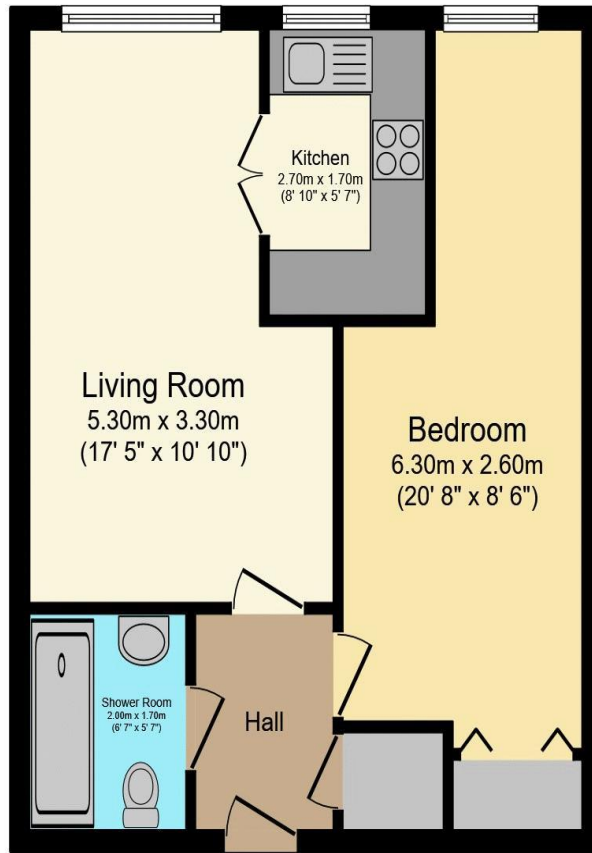
A VERY WELL PRESENTED ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT

Laburnum Court was built by McCarthy & Stone (Developments) Ltd and comprises 46 properties arranged over 4 floors each served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24-hour Appello emergency call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and a bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

- Residents' lounge
- Communal laundry
- Lifts to all floors
- Large lawn and garden seating area
- 24-hour emergency Appello call system
- Guest suite
- Development Manager
- Minimum Age 60 couple 60/55
- Lease: 125 years from 2007



**For more details or to make an appointment to view, please contact
Mandy Bolwell**



Total floor area 44.4 m² (478 sq.ft.) approx

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).
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

29/02/2025

Annual Ground Rent:

£495.00

Ground Rent Period Review:

2030

Annual Service Charge:

£3300.32

Council Tax Band:

C

Event Fees:

1% Transfer

1% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.