

14 Laburnum Court (Uxbridge)

9 Harefield Road, Uxbridge, Middlesex, UB8 1FQ



PRICE: £175,000

Lease: 125 years from 2007

Property Description:

A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO DOOR

Laburnum Court is an Independent Living retirement flat built by McCarthy Stone. It has a pleasant outlook and has a small patio and garden area with access through the French doors - ideal for a gardening enthusiast. It has recently been re-carpeted and repainted.

14 LABURNUM COURT 1 Owner since 2007 Good aspect with unique patio area for this development UPVC double glazing and electric storage heaters Safe for valuables Care Line pull cord and in-house Security Intercom Pleasant outlook: not facing towards the rear of property Easy Access in and out of Harefield Road Entrance Minutes from Uxbridge Town Centre, buses, tubes and other amenities ie shops, doctors, library etc 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.



01425 632218



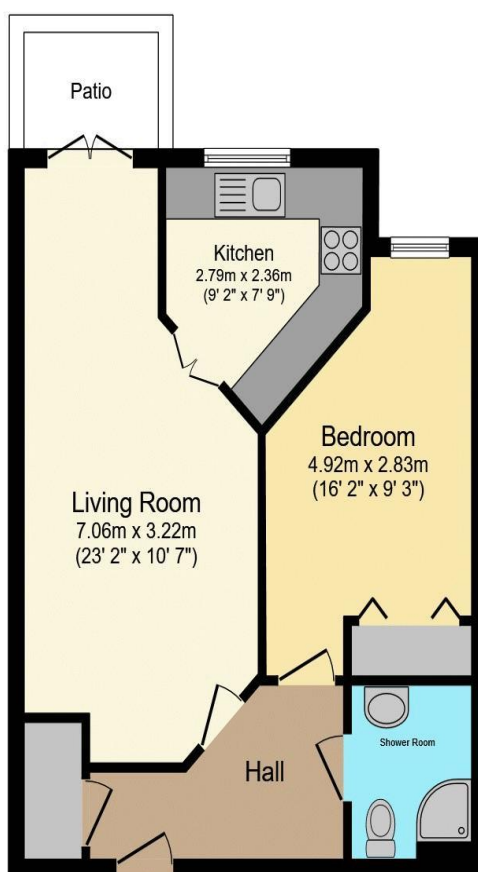
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Development Features:

- Well presented lounge plus kitchen area for residents
- Communal Laundry Room
- Stairway lift provided for all floors
- Communal Recreational garden area
- 24 hour emergency Appello call system
- Guest suite available for residents' visitors
- On site Development Manager
- Minimum Age 60 Couple 60/55
- Lease : 125 years from 2007

Floorplan:



Total floor area 47.9 sq.m. (515 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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Rooms Description:

Interior Photos:

ACCOMMODATION

Front door to:

ENTRANCE HALL

Emergency intercom and door entry system, ceiling light point and power point. Cupboard with electric meters and fuse box.

LIVING ROOM WITH PATIO DOOR

Feature fire surround with electric fire. Storage heater. Power points. TV aerial point. Telephone point. Camera entry system for use with standard TV.

KITCHEN with window

Tiled and fitted with wall and floor units. Stainless steel sink unit. Work tops. Built in oven with ceramic hob. Extractor hood and fan. Integrated refrigerator/freezer. Power points. Central light fitting.

BEDROOM

Built in wardrobe with hanging rail and shelf above, slimline electric heater, power points, wall light points and telephone point. Stand-alone safe is included.

SHOWER ROOM

Tiled and fitted with suite comprising walk-in shower. Emergency pull cord. Vanity unit. WC with low level flush. Extractor fan. Heated towel rail. Cupboard housing electric immersion heater and hot water cylinder.



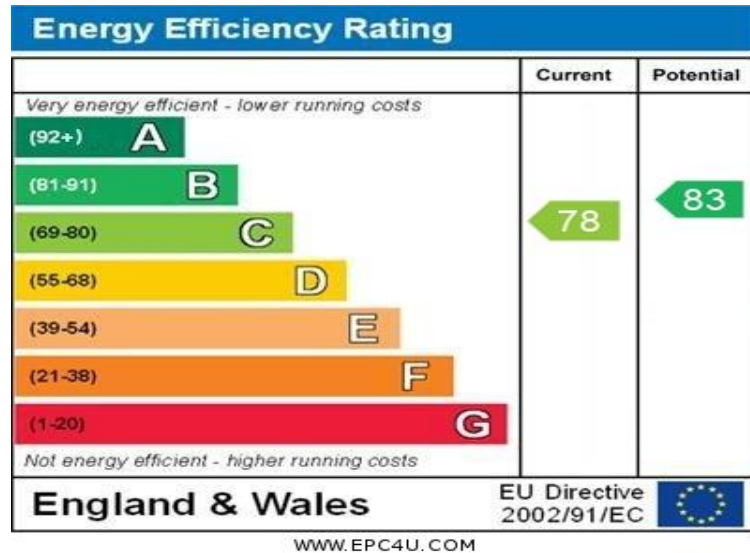
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Energy Performance Certificate:



For Financial Year Ending: 28/2/26

Annual Ground Rent: **£495.00**

Ground Rent Period Review: **2030**

Annual Service Charge: **£3,721.78**

Contingency Fund Balance: **£C**

Event Fees: **1% Transfer 1% Contingency**

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

Mandy Bolwell



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Part Exchange - Interested in this property? Need to sell your own?

Please phone us on 01425 632312 or

Email us on assuredpartexchange@retirementhomesearch.co.uk

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.

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