



1 Moorfield Road, Uxbridge, UB9 5BY
£385,000

NO UPPER CHAIN. A beautifully presented two bedroom, two bathroom first floor retirement apartment with lovely communal facilities which includes a club lounge, sun room, reading room, activity room and communal garden. This apartment is situated in a private location in the heart of Denham Green with shops close by along with; restaurants, bus routes and station with fast trains to London Marylebone. The property benefits from lift access, balcony, under floor heating and a parking space. Suitable as 'Independent Living' for those over 60 years of age, there is a residents' club lounge with coffee/tea making facilities, a reading room, an activity room, a sun lounge and a visitors' bedroom suite which is available to hire.



ENTRANCE HALL

Entrance door, security entrance com, downlighting, utility cupboard, doors to:

LIVING/DINING ROOM

Dual aspect double glazed windows, rear aspect double glazed door to balcony, feature fireplace, door to:

KITCHEN

Rear aspect double glazed window, tiled flooring, a range of base and eye level units, sink with drainer and mixer taps, downlighting, electric hob with extractor hood, built in appliances including fridge freezer, oven, microwave and dishwasher.

BEDROOM ONE

Rear aspect double glazed window.

BEDROOM TWO

Rear aspect double glazed window, walk-in-wardrobe, door to:

ENSUITE

Rear aspect double glazed frosted window, tiled flooring, part tiled walls, downlighting, walk in shower with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

SHOWER ROOM

Tiled flooring, part tiled walls, shower cubicle with shower attachment and mixer taps, pedestal wash hand basin, low level wc, downlighting, heated towel rail.

PARKING

Allocated.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

COMMUNAL GARDENS

Mainly laid to lawn.

LEASE

Approximately 989 years remaining.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

OUTGOINGS

£495 per annum.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

COUNCIL TAX

South Buckinghamshire Council Tax Band - £2,405.70

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS

Denham (0.1 Miles) - Chiltern Railways
Uxbridge (2.5 Miles) - Metropolitan/Piccadilly

NB

It is a condition of purchase that residents be over the age of 60 years.



92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

sales@gibsonhoney.co.uk

www.gibsonhoney.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.