

# Lysander House, Josiah Drive

Ickenham • Middlesex • UB10 8FB

Fixed Asking Price: £250,000



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Coopers are proud to present this well presented, one bedroom top floor retirement apartment that also benefits from a private balcony. Lysander House is an age exclusive retirement development set in Ickenham for over 70's. Developed by the awarding winning McCarthy and Stone the homes have been meticulously designed to offer luxury, convenient and independent living with the peace of mind of access to a 24 hour on site management and care team.

NO CHAIN

Top floor apartment

One bedroom

Fitted kitchen with integrated appliances

Large private balcony

Double bedroom

Level accessed shower room

Close by to local shops

Retirement living plus with 24 hour on site management

Long lease remaining

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Property

As you enter this top floor property you are met by an entrance hall, with the addition of a large storage cupboard. To the left of the entrance hall there is a spacious living and dining area with access onto the property's own private balcony. The fitted kitchen can also be accessed by the dining area, which has integrated appliances. To the right of the entrance hall is the double bedroom, offering a light filled living space, with the luxury of a fitted wardrobe with built in shelves. Next to the bedroom is the tiled bathroom with a level accessed shower.

### Outside

For the ultimate peace of mind there is a secure entry system to the development, and a 24 hour emergency call system. There is a mobility scooter store with electric charging facility and on site car parking (subject to availability.) There are landscaped communal gardens with planting, shrubs, central feature and seating.

### Location

Lysander House, Ickenham offers a stunning selection of age exclusive apartments and have been built and designed to offer convenient, luxury retirement living plus with the choice of living life both independently or with help if needed. Lysander House boasts a trendy Club Lounge, which is perfect for meeting friends and enjoying a drink and also allows you to book for lunch and dinner in the restaurant on the ground floor. For the ultimate relax and unwind time there is a wellbeing suite for residents offering nails, hair and spa treatments. There are communal gardens to enjoy and the residents benefit from a guest suite, perfect for when family and friends come to stay. For peace of mind 24-hour emergency calls are available. Enjoy a selection of restaurants, cafes, bars and shops on your doorstep whilst the nearby tube stations and buses at both West Ruislip and Ickenham provide swift access into the city and Uxbridge Town Centre. Ickenham Village has a fantastic selection of shops including a butchers, post office, card shop and a charity shop. There is also a local 14th century Church.



### Schools:

The Breakspeare School 0.5 miles  
Glebe Primary School 0.6 miles  
The Douay Martyrs Catholic School 0.4 miles



### Train:

Ickenham 0.5 miles  
West Ruislip 0.1 miles  
Hillingdon 1.1 miles



### Car:

M4, A40, M25, M40



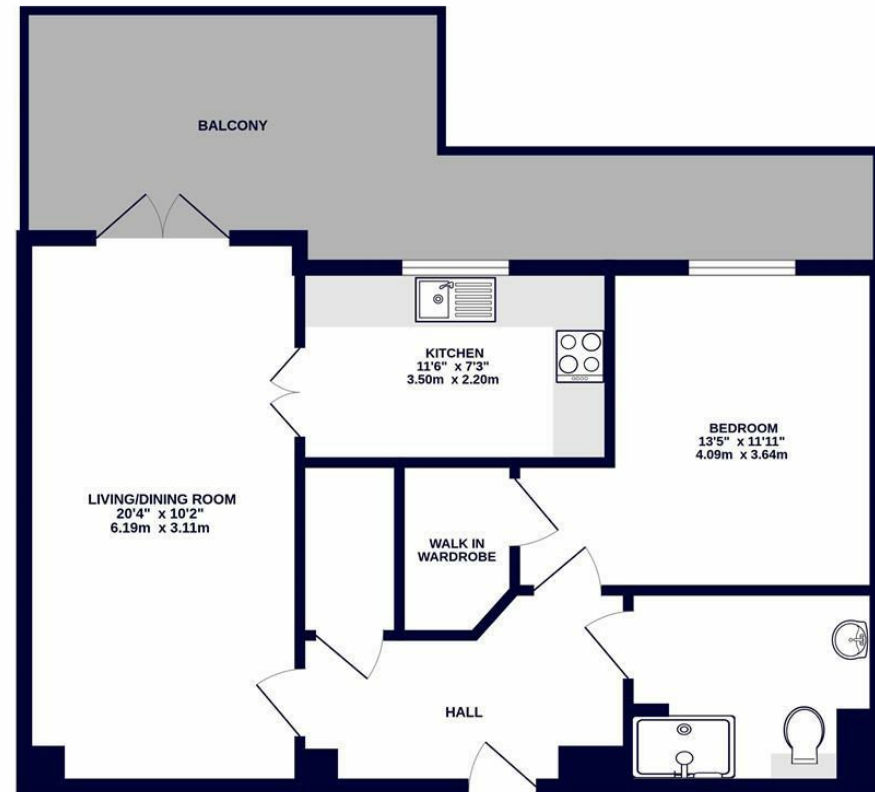
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



3RD FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 608 sq.ft. (56.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		

England & Wales  
EPC Directive  
2002/91/EC

Important Notice: 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 has the authority to make or give any representation or warranty in respect of the property.