

# Lysander House

Ickenham • Middlesex • UB10 8FB

Guide Price: £235,000



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est 1986

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Presenting this one bedroom assisted living apartment at the impressive Heritage Place, an age exclusive 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. This one bedroom apartment offers an abundance of space and is completed to a high specification with a stylish neutral décor and modern home comforts. With a brand new kitchen with integrated appliances, level access shower room.

One bedroom

No chain

Spacious interior throughout

Level access shower room

Walk in wardrobe

Communal areas to enjoy

Landscaped communal gardens

Assisted living with 24 hour on site management

Minutes from Ickenham high street

Guest suite for family and friends

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 the apartment there is a welcoming entrance hall which has the benefit of a good sized storage cupboard. To the left, you enter into the bedroom which also has a walk in wardrobe leaving ample space for a double bed and bedroom furniture. Also to the left of the hall is the modern fitted shower room. To the right of the entrance hall you enter the spacious living/dining room. Just off the living room is the modern fitted kitchen which has the benefit of integrated appliances. Lysander House also boasts a trendy club lounge and restaurant, which is perfect for meeting friends and enjoying a drink. For the ultimate relax and unwind time there is a wellbeing suite for residents offering nails, hair and spa treatments. There is a laundry room and a guest suite that can be booked in advance.

### Outside

For the ultimate peace of mind there is a voice entry system to all apartments 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

Heritage Place, 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.

There are communal gardens for the residents to enjoy and for peace of mind 24-hour emergency calls and voice entry is available. Enjoy a selection of restaurants, cafes, bars and shops on your doorstep whilst the nearby tube stations at both West Ruislip and Ickenham provide swift access into the city and Uxbridge Town Centre.



### Schools:

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



### Train:

Ickenham 0.3 miles  
West Ruislip 0.4 miles  
Hillingdon 0.9 miles



### Car:

M4, A40, M25, M40



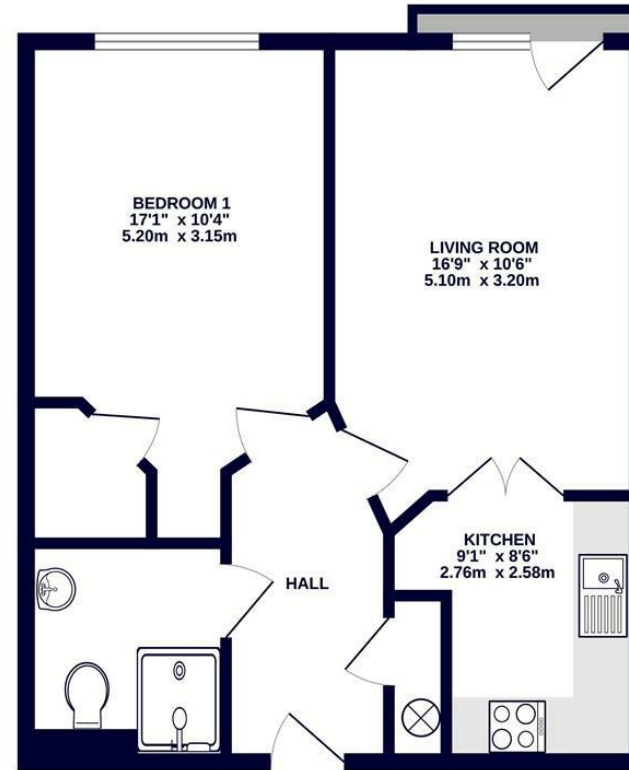
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



2ND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 507 sq.ft. (47.1 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	
B	
C	
D	
E	
F	
G	
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.