

Josiah Drive

Ickenham • Middlesex • UB10 8FB

Guide Price: £250,000



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This two bedroom apartment, located in an age exclusive, retirement living 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. Each residence is completed to a high specification with a stylish neutral décor and modern home comforts. With a modern kitchen with integrated appliances, level access shower room and abundant space throughout the bedroom and living area, you are sure to enjoy a relaxing and comfortable lifestyle.

Two bedroom apartment

One bathroom

Spacious interior

Level access shower

Fitted kitchen with integrated appliances

Retirement living plus with 24 hour on site management

Separate w.c cloakroom

Excellent access to local shops and amenities

Long lease

Easy access to A40/M40/M25

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

This wonderful retirement apartment has been freshly decorated and new carpets laid throughout ready to move straight in and enjoy. As you enter you enter the property, you are first met by an airy entrance hall. Directly to your left there is the convenience of a separate w/c, and a level access shower room. To your right there is a large storage cupboard. Two double bedrooms are located to the centre of the property, one with the luxury of fitted wardrobes. To the right of the hallway there is a spacious, bright living/dining room. Here there is access into the fitted kitchen, which has integrated appliances.

Outside

For the ultimate peace of mind there is video door entry 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. Heritage Place boasts a trendy Club Lounge, 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 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 and video 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 Breakspear 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:

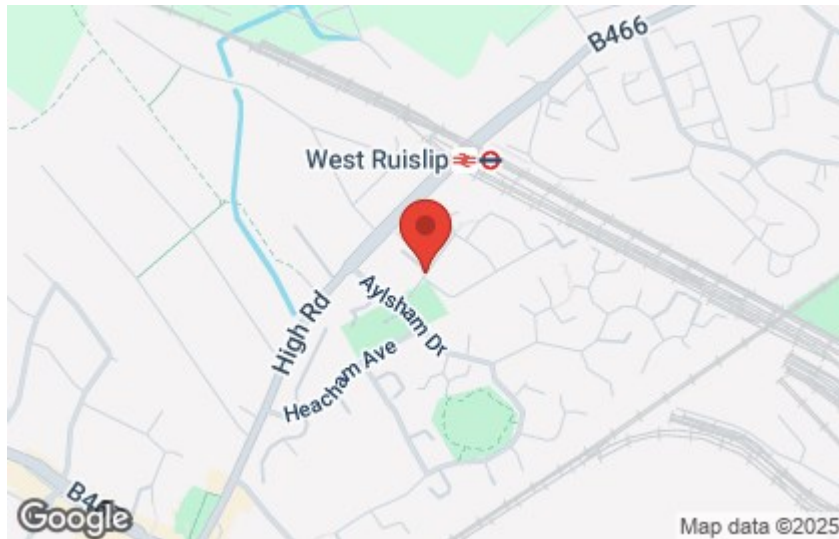
M4, A40, M25, M40



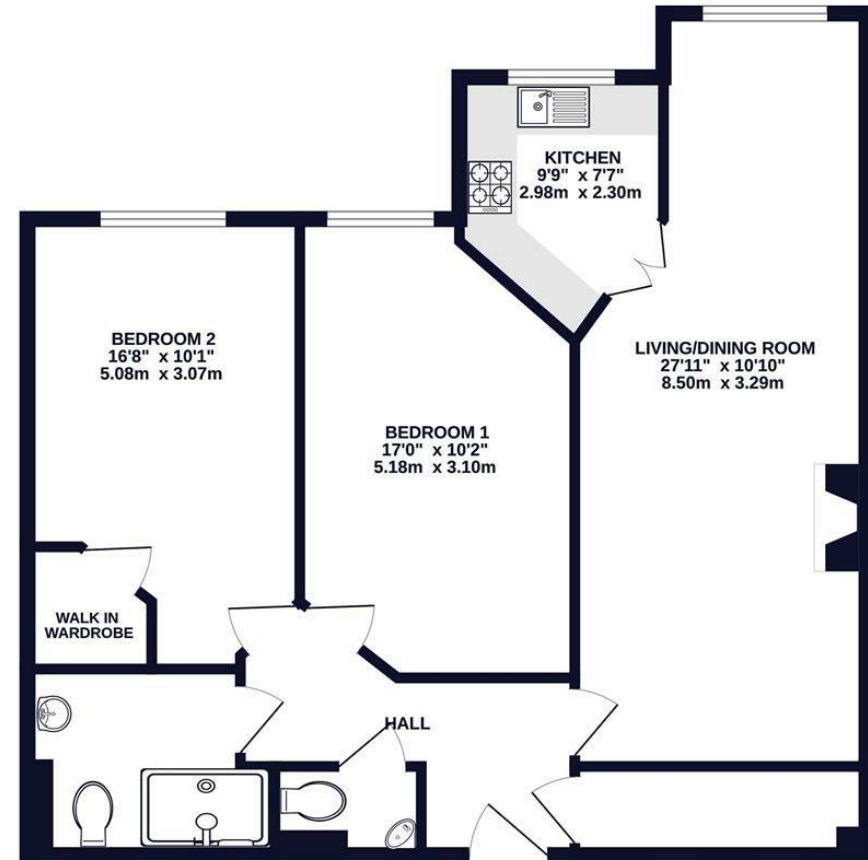
Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



FIRST FLOOR



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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	Potential
Very energy efficient - lower running costs		
A++ (101-120)		
A+ (81-100)		
A (61-80)		
B (41-60)		
C (21-40)		
D (1-20)		
Not energy efficient - higher running costs		
F (1-10)		
G (1-10)		
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.