

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 70s. Completed to a high specification with a modern kitchen with integrated appliances, level access shower room and abundant space throughout the bedroom and living area.

Homeowners benefit from one hour of domestic assistance each week and there are extensive domestic and care packages available to suit individual needs and budgets.

All apartments are equipped with 24 hour on site call management and care team. There is a

sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also an excellent guest suite widely used by visiting family

and friends for which there is a small charge per a night. The property enjoys excellent

Two bedroom apartment

Bathroom with level access shower

Camera entry system

Lift to all floors

Communal lounge

Restaurant with table service

Laundry room

Guest suite for family & friends

Wellness suite

Mobility scooter store

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.



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:

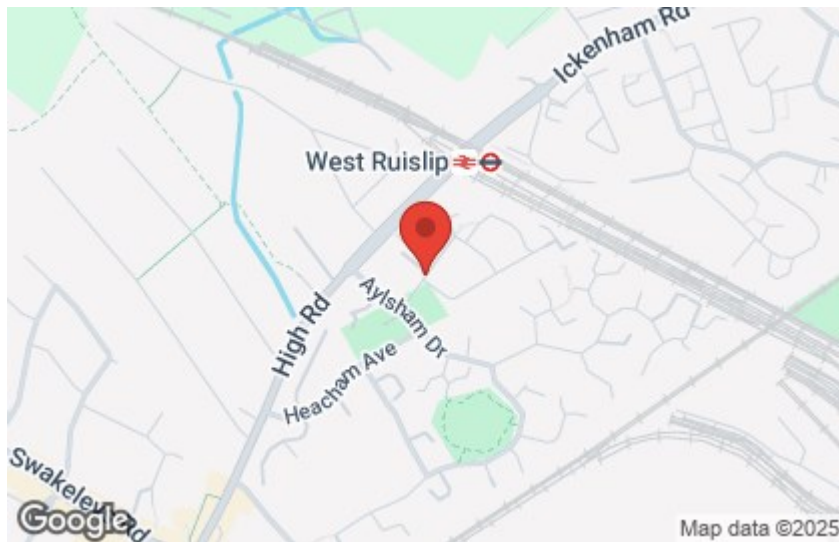
M4, A40, M25, M40



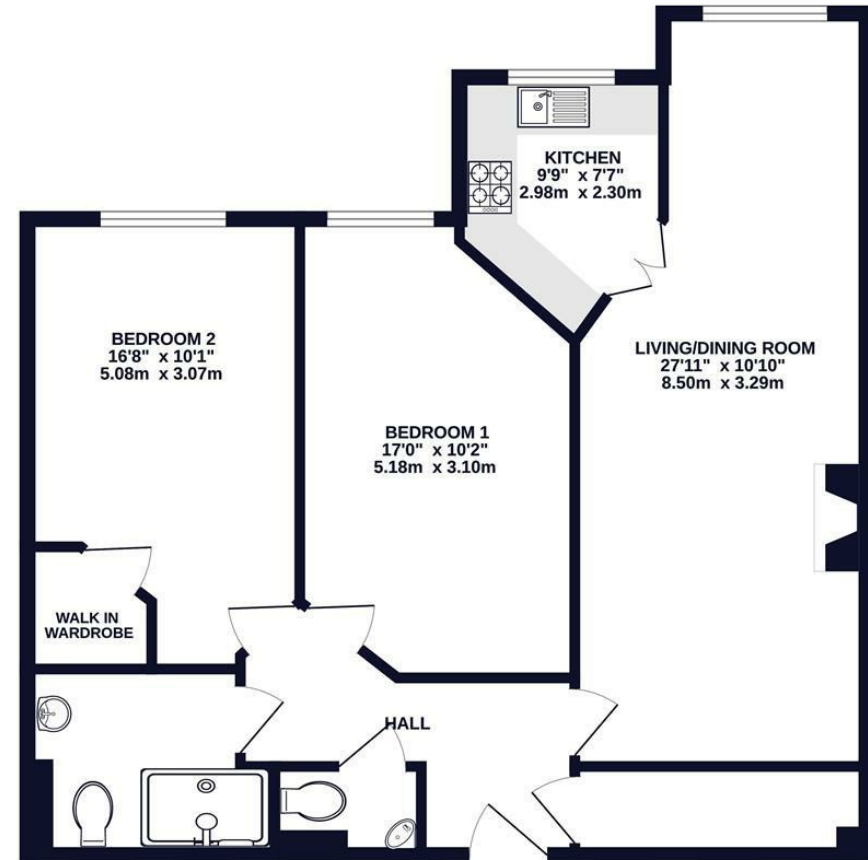
Council Tax Band:

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		
Very energy efficient - lower running costs	Current	Target
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
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.