

# Lysander House

Ickenham • Middlesex • UB10 8FB

Guide Price: £250,000



coopers  
est 1986

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Heritage Place is 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. Ranging from one or two bedrooms each residence is completed to a high specification with a stylish neutral decor 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 with a range of further personal care packages available suit your needs.

One bedroom first floor retirement apartment

Retirement living plus with 24 hour on site management

Fitted kitchen with integrated appliances

Level access shower room

Large double bedroom

Living/dining room

Landscaped communal gardens

Walk in wardrobe

Excellent access to local shops and amenities

Walking distance to tube lines

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

The apartment itself comprises of an entrance hallway, large storage cupboard, spacious reception/dining room, a lovely modern kitchen with an integrated fridge freezer and a mid-height oven, one impressive sized double bedroom with a built-in wardrobe, a shower room complete with tiled flooring, a heated ladder towel rail, assistance rails by toilet and shower, emergency alarm cord and air filtration system.

### 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 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 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 0.1 miles  
Hillingdon 0.9 miles



**Car:**

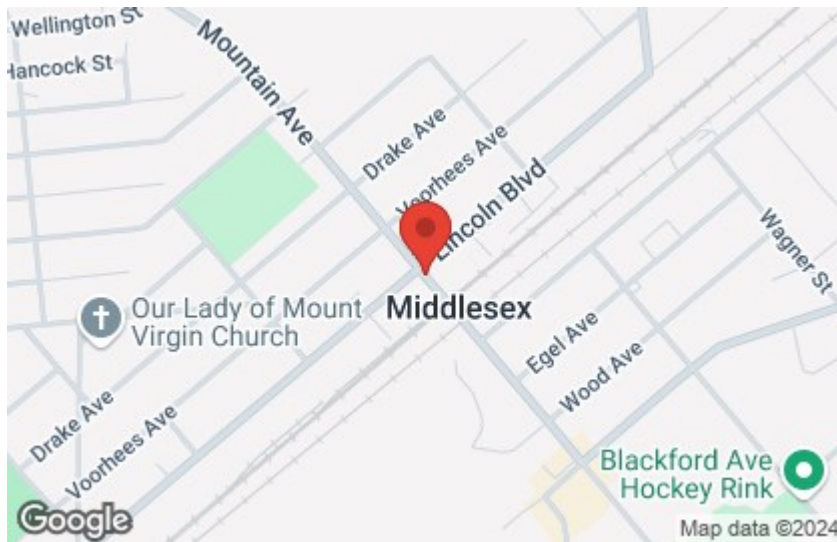
M4, A40, M25, M40



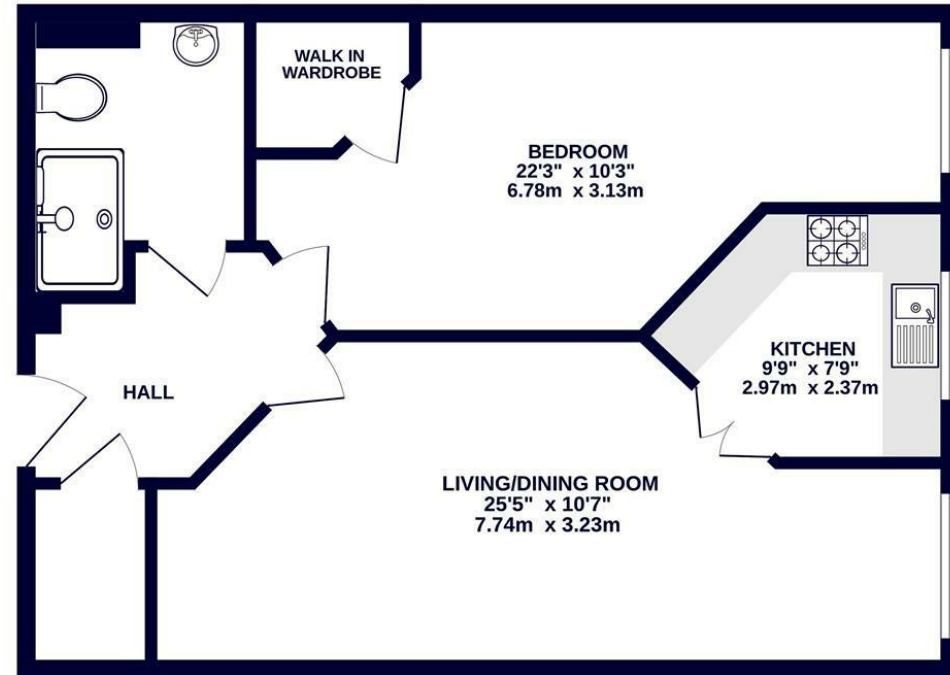
**Council Tax Band:**

D

(Distances are straight line measurements from centre of postcode)



**3RD FLOOR**  
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.6 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  
EU 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.