

Lysander House, Josiah Drive

Ickenham • Middlesex • UB10 8FB

Guide Price: £295,000



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Presenting this one bedroom GROUND FLOOR apartment at the stunning Heritage Place development, an age exclusive retirement living development set in Ickenham for over 70's. The property comes with a patio area that be be accessed from the living room and bedroom. 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 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 with a range of further personal care packages available suit your needs.

Ground floor apartment

One bedroom

Level access showerroom

24 hour emergency call system

Private patio

Lift access

Long lease

Near to train lines

Walking distance to Ickenham high street

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 one bedroom apartment is located on the ground floor of Lysander House and has the benefit of a private patio. As you enter the apartment there is a welcoming entrance hall which has the benefit of a good size storage cupboard. To the right of the entrance hall you enter the large double bedroom, the bedroom also has a walk in wardrobe leaving ample space for a double bed and bedroom furniture. Also to the right of the hall is the modern fitted shower room. To the left of the entrance hall you enter the spacious, light filled living/dining room. Just off the living room is the modern fitted kitchen which has the benefit of integrated appliances. The private patio is also accessed via the living room, through a French door.

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. The property also benefits from a private patio, perfect for the summer months.

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:

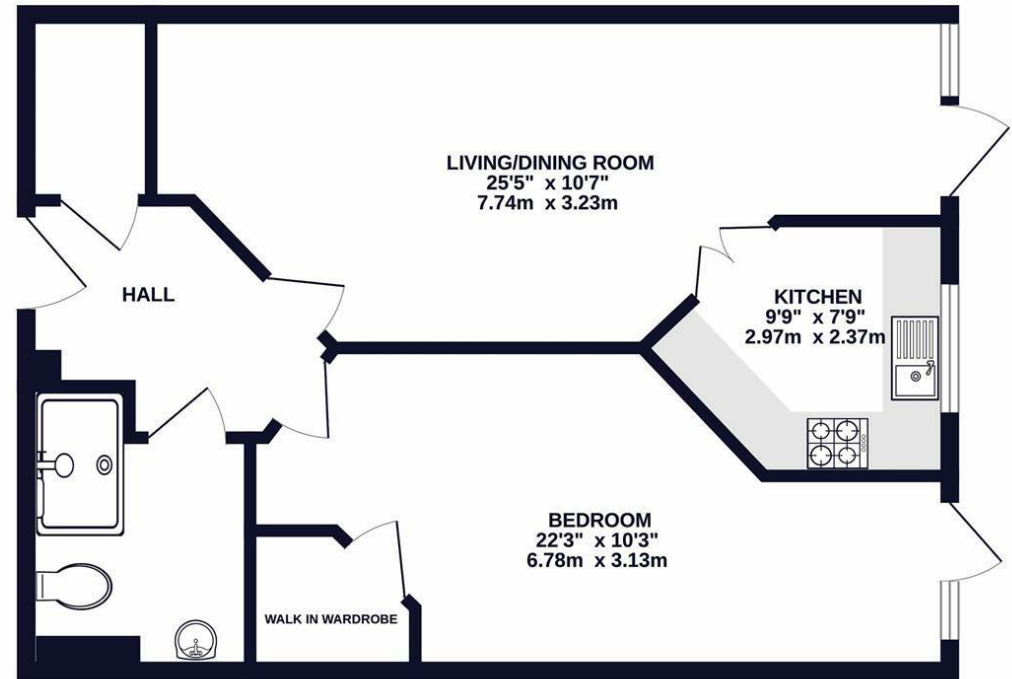
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(Distances are straight line measurements from centre of postcode)



GROUND FLOOR

609 sq.ft. (56.6 sq.m.) approx.



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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		
Very energy efficient - lower running costs	Current	Target
A	83	83
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
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.