

Lysander House, Josiah Drive

Ickenham • Middlesex • UB10 8FB

Guide Price: £230,000



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OPEN TO OFFERS. Coopers are proud to present a one bedroom flat on the impressive Heritage Place, 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. This stunning apartment enjoys a modern kitchen benefiting 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 apartment

Ground floor

No chain

Private patio

24 hour emergency call system

Level access shower room

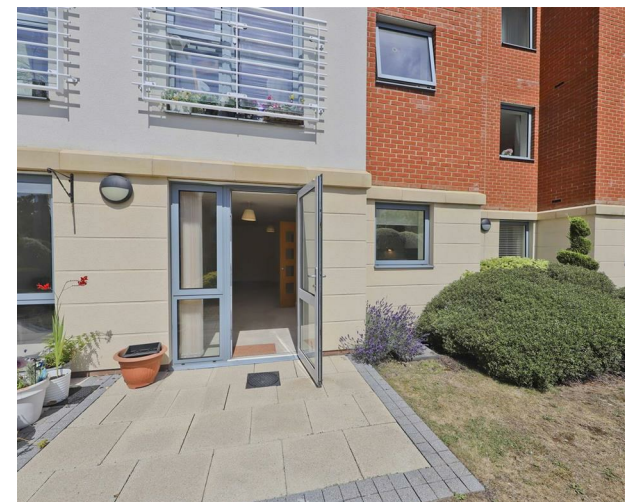
Table service restaurant serving freshly prepared meals daily

Near to train lines

Near 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. As you enter the apartment there is a welcoming entrance hall which has the benefit of a good size storage cupboard. To the left of the entrance hall you enter the double bedroom, the bedroom 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 left 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.

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 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 0.1 miles
 Hillingdon 0.9 miles



Car:

M4, A40, M25, M40



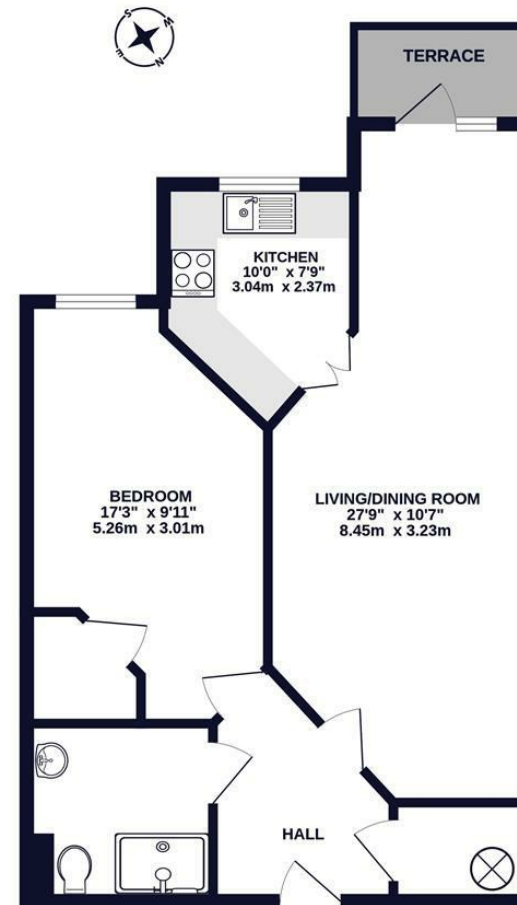
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 588 sq.ft. (54.7 sq.m.) approx.



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TOTAL FLOOR AREA: 588 sq.ft. (54.7 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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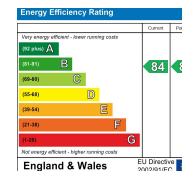
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.