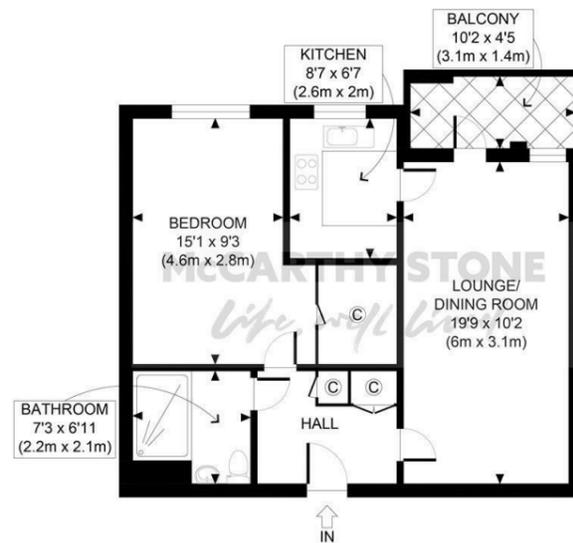


11 Landmark Place

1 Moorfield Road, Denham, UB9 5BY



GROSS INTERNAL
FLOOR AREA 573 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 573 SQ FT / 53 SQM	Landmark place
<small>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</small>	<small>date 09/07/24</small>
	photoplan

Council Tax Band: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Asking price £265,000 Leasehold

Beautifully presented bright and spacious first floor apartment with direct access onto a covered balcony with enough space for a small table and chairs, comprising large living room, modern fully fitted kitchen, double bedroom with walk-in wardrobe, wet room style shower room and a utility cupboard housing a washer/dryer.

Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

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Moorfield Road, Denham

Summary

Landmark Place is situated in Denham Green, with a range of shops and local amenities within walking distance and a bus stop directly outside the development. This sort after area is surrounded by open countryside, yet it is less than 20 miles from Central London with excellent road and rail links to the capital. Nearby towns include Gerrards Cross, Beaconsfield, Uxbridge and Rickmansworth. Denham train station is a short distance away so travelling further afield when you want to is easy. In Gerrards Cross, three miles away, you will find independent boutiques, coffee shops, Marks and Spencer and a large Tesco. Denham Green is surrounded by countryside and offers a range of country parks and golf clubs. If you fancy a day out with friends and family, why not visit one of the many National Trust country homes such as Cliveden House, or even take in the historical setting of Windsor Castle. Those seeking the bright lights, shopping and shows in the West End are less than 40 minutes away by train.

Landmark Place is a stunning development of 37, one and two bedroom apartments, specifically designed to offer the very best in Retirement Living. As well as the Home Owners Club lounge, there is a reading room, hobby room and sun lounge for you to enjoy the different activities Landmark Place has to offer. The apartment features the latest in stylish designs for modern living and have been created to a high specification to assist with day-to-day living. For your comfort and convenience, the kitchen has a waist high oven with a built in microwave above and a built in fridge/freezer. There is a security alarm for your peace of mind which also provides a video entry system and a 24-hour emergency call link. The dedicated House Manager takes care of the day to day running of the development and is on hand to help with any queries you may have. If your friends and family travel from afar, they can book into the Guest Suite for £30 per night. (Subject to availability)

Entrance Hall

Front door with spy hole, door bell and letterbox. Secure entry system and 24 hour emergency call system. Utility cupboard with washer/dryer and storage area. Doors to living room, bedroom and shower room.

Living Room with Balcony

Spacious and bright living room with a glazed patio door and window to side opening to a covered balcony with a westerly aspect. There's ample room for a dining table and chairs. TV and telephone points, Sky/Sky+ connection points, raised sockets. 2 ceiling lights, carpets and curtains. Door to separate kitchen.

Kitchen

Fully fitted kitchen comprising of an extensive range of modern, high gloss wall and base units with pan drawers with a stylish and contrasting work surface. Built in waist height electric oven, integrated fridge/freezer and dishwasher. Ceramic hob with stainless steel chimney style extractor and opaque glass splash back. Down lights, under pelmet lighting, ceramic floor tiles. Stainless steel sink with mixer tap sits below a westerly facing window.

Bedroom

A bright and spacious double bedroom benefiting from a large walk-in wardrobe with shelving and hanging rails. Raised sockets, Telephone and TV points, two light fittings. Carpets and curtains.

Shower Room

Fully fitted suite comprising of a walk-in level access shower cubicle with glass screen, wall mounted thermostatically controlled shower unit and grab rail, vanity unit with wash basin and illuminated mirror over, WC. Half height wall tiling and ceramic floor tiling. Large chrome heated towel rail and ceiling down lights and emergency pull cord.

Service Charge (Breakdown)

- Cleaning of communal areas and windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

1 Bed | £265,000

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager. To find out more about the service charges please contact your Property Consultant or House Manager to find out more.

Service charge: £3,679.83 per annum (for financial year ending 30/06/2026)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Leasehold

999 years from the 1st June 2016
Ground rent: £425 per annum
Ground rent review: 1st June 2031

Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY
CONSULTANT

