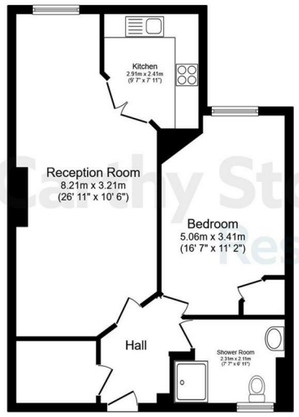
Excellent

Trustpilot

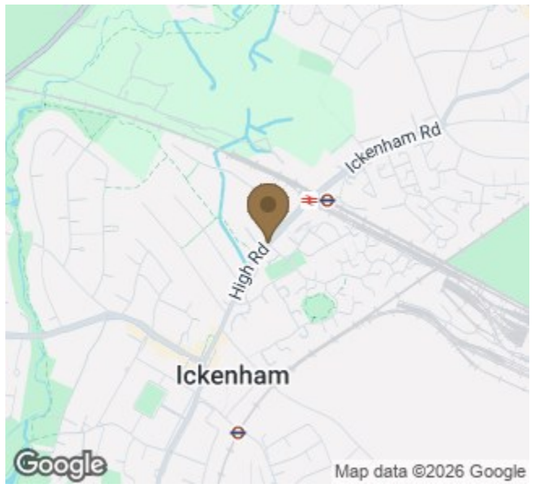
McCarthy & Stone
Resales.

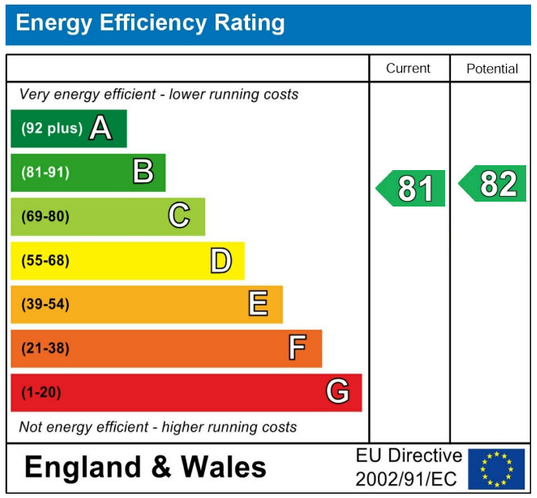


McCarthy Stone Resales

Total floor area 61.6 sq.m. (664 sq.ft.) approx

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







35 Lysander House

Josiah Drive, Ickenham, UB10 8FB

1 1 Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 35 Lysander House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £120,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Estate Manager with 24/7 staffing
- 24 hour emergency call system
- Lifts to all floors
- Communal lounge
- Restaurant serving freshly prepared meals daily
- Landscaped gardens with paved patios and seating
- Hairdressing salon
- Guest suite for family or friends
- Laundry room - Mobility scooter store with charging points
- Close to local amenities and transport links

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

35 Lysander House, Ickenham

1 | 1 | Asking price £120,000

Summary

Constructed by renowned retirement home specialists McCarthy and Stone, Lysander House is purpose built for Retirement Living Plus. located in a beautiful old village in Greater London Lysander House has excellent transport links and beautiful surrounding areas This is a 'retirement living plus' development providing a lifestyle living opportunity for the over 70's and designed specifically for independent living with the peace-of-mind provided by the day-to-day support of our excellent staff and Estate Manager who will oversee the smooth running of the development.

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 a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per a night. The property enjoys excellent communal facilities including a home owners lounge, restaurant with a fantastic, varied daily table-service lunch, laundry, scooter store, library, hairdressing salon, hobbies room and communal gardens and terrace with seating areas.

Ickenham Village is also a short distance away with its array of local shops and restaurants. Bus routes include access to Ruislip & Uxbridge with the added benefit of Ickenham & West Ruislip Stations (Metropolitan, Piccadilly, Central & Chiltern lines), A40/M40/M25 access is also close by.

Entrance Hall

Front entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency call system, a large storage/airing cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water and the concealed 'Vent Axia' heat exchange unit providing an economic heat recovery system utilising the hot air generated within the property, filtering and recirculating this back into the principle rooms. Doors to the living room, bedroom and shower room.

Living Room

Spacious living/dining room benefitting from a large double glazed window to the rear aspect, allowing ample natural light to flood the room. Raised power points, TV and telephone points. Partially glazed doors opening to the kitchen.

Kitchen

Modern fully fitted kitchen with an excellent range of wall and base units with contrasting laminate worktops and incorporating a stainless steel inset sink unit. Integrated NEFF appliances include; a four-ringed ceramic hob with stainless steel chimney extractor hood over, waist-height oven with integrated microwave oven above and concealed fridge and freezer, integrated slimline dishwasher. Ceiling spot light fitting, splash-backs and tiled floor. Electrically operated window.

Bedroom

A well-proportioned double bedroom with raised power points, TV and telephone points. A feature walk-in wardrobe with auto-light, hanging rails and shelving. Double glazed window with a westerly aspect.

Shower Room

Modern white suite comprising; close-coupled WC, vanity wash-hand basin with fitted furniture surround including storage below, fitted illuminated mirror, shaver point, walk-in level access shower with thermostatically controlled shower and grab rails. Partly tiled walls and wet room flooring, electric heated towel rail, emergency pull cord and ceiling spot light.

Service Charge (Breakdown)

Cleaning of communal 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

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager. Under floor heating for the apartment is also included within the service charge. Find out more about service charges please contact your Property Consultant or Estates Manager.

The annual Service charge is £11,071.51 for the financial year ending 30/06/27.

Leasehold

Lease 999 Years from Jan 2016
Ground Rent: £435 per annum
Ground rent review date: Jan 2031

Car Parking

Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

Additional Information & Services

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











