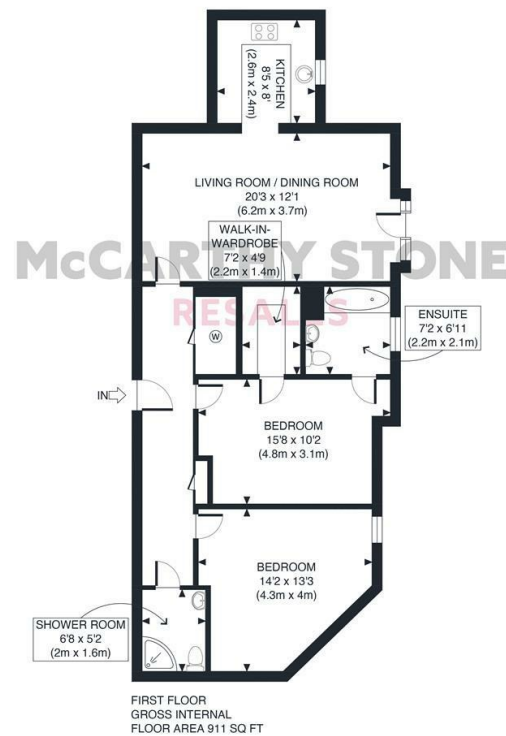


16 Landmark Place

Moorfield Road, Uxbridge, UB9 5BY



APPROX. GROSS INTERNAL FLOOR AREA 911 SQ FT / 85 SQM	Landmark Place
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.	date 12/05/23 photoplan



Council Tax Band: D



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

Asking price £385,000 Leasehold

A beautifully presented and larger than most two bedroom, two shower room, first floor apartment benefitting from a bright and spacious double aspect living room with a juliet balcony. This property has its own ALLOCATED CAR PARKING SPACE. The service charge includes the cost of the underfloor heating within the apartment.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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# Moorfield Road, Denham, Uxbridge

## 2 Bed | £385,000

### Summary

Landmark Place is situated in the country village of Denham Green and 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 24 hour emergency call system for peace of mind plus a video entry system. 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 £25 per night. (Subject to availability)

Landmark Place is close to a range of shops and local amenities, all within walking distance and a bus stop directly outside the development. The 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, while in High Wycombe, there is a popular John Lewis department store. Denham Green is surrounded by countryside and offers a range of country parks and golf clubs.

### Entrance Hall

Front door with spy hole, doorbell and letterbox opens into the spacious hallway. Secure entry system and 24-hour emergency call system. Utility cupboard providing storage and has plumbing for a washing machine. Doors leading to living room, bedrooms and shower room.

### Living Room

Spacious and beautifully presented double aspect living room and

primarily benefits from having an easterly aspect benefitting from a glazed patio door and side window opening to a Juliet balcony with glazed balustrade. The living room has ample room for a dining table. Feature fireplace providing a lovely focal point to this stunning room. TV and telephone points, Sky/Sky+ connection points, raised power sockets. 2 ceiling lights and fitted carpets.

### Kitchen

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

### Bedroom One with en-suite Bathroom

A bright and spacious bedroom with walk-in wardrobe housing shelving and hanging rails. Double glazed window with an easterly aspect. Raised sockets, Telephone and TV points, ceiling light fittings. Door to en-suite bathroom.

### En-suite Bathroom

Fully fitted suite comprising, panel enclosed bath with a wall mounted thermostatically controlled shower, vanity unit with wash basin and illuminated mirror over, close coupled WC. wall tiling and anti-slip ceramic floor tiling. Large chrome heated towel rail and ceiling down lights. Double glazed window for additional ventilation and natural light.

### Bedroom Two

Second double bedroom of ample proportions. Raised power sockets, ceiling light fittings. Fitted carpets.

### Shower Room

Modern suite comprising; shower cubicle; WC, pedestal wash basin and illuminated mirror above, wall mounted heated towel rail. Emergency pull-cord. Half height wall tiles and anti-slip floor tiles.

### 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

Service Charge: £5,519.75 per annum (for financial year ending 30/06/26)

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

### Leasehold

Lease Length: 999 years from the 1st June 2016

Ground Rent: £425 per annum

Ground Rent Review Date: June 2031

### Car Parking

This apartment is being offered for sale with its own allocated car parking space.

