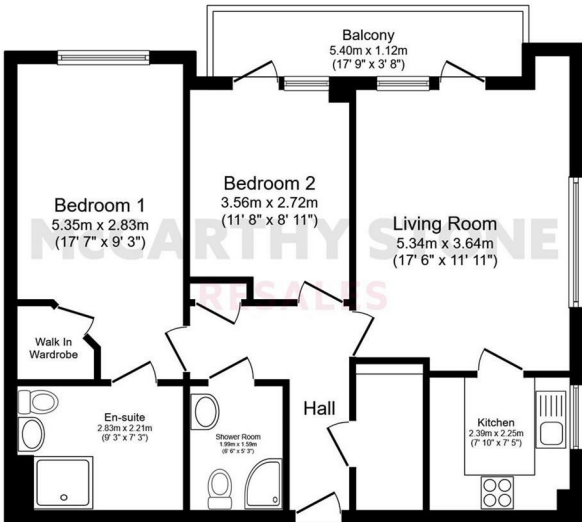
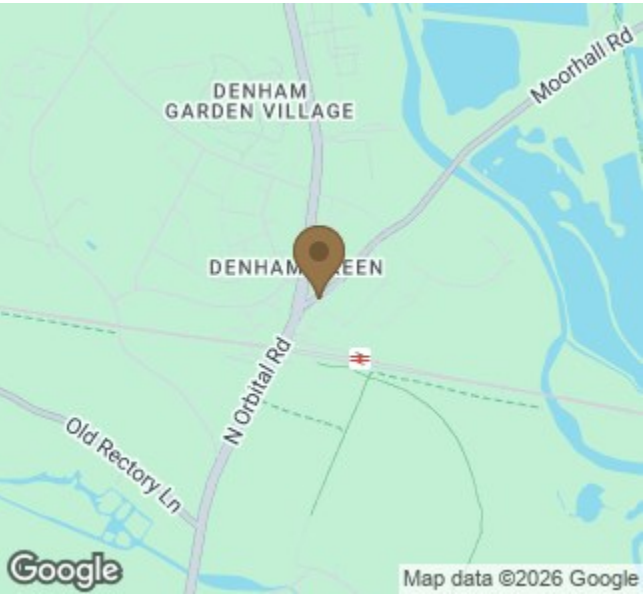
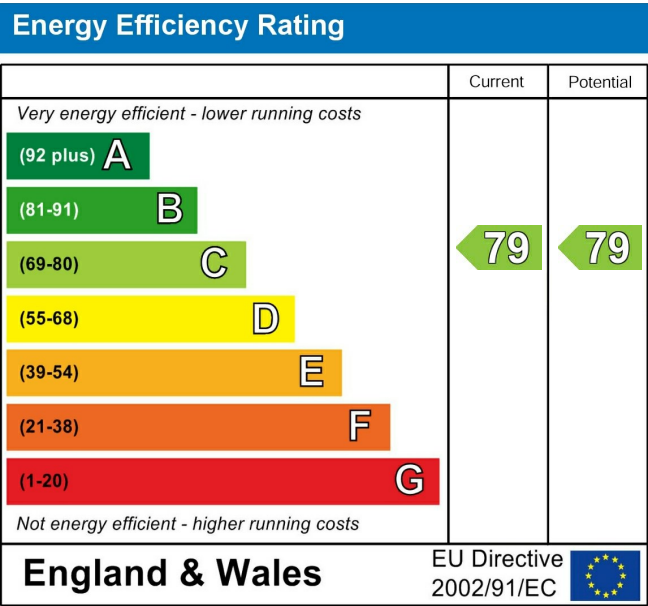




Total floor area 75.0 m² (807 sq.ft.) approx

Printed Contact Details...
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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. 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, wasted time or travel expenses. The details contained within this brochure 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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Registered in England and Wales No. 10716544



30 Landmark Place

Moorfield Road, Uxbridge, UB9 5BY

2 2 **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 30 Landmark Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £270,000
Leasehold

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

Why you'll love living here:

- A Large Walk out Balcony
- Shower room and En-Suite
- 24-hour emergency call system
- Communal lounge
- Landscaped gardens
- Guest suite for family or friends
- Mobility scooter store with charging points
- Sun room and reading room
- Close to all local amenities
- Part Exchange & Entitlements advice available

McCarthy & Stone
Resales.

★ Trustpilot

★★★★★

 Rated Excellent

30 Landmark Place, Uxbridge

Landmark Place

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 has 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 £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 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. 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.

Local Area

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 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. 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.

Apartment Summary

A beautifully presented two-bedroom, two-shower-room retirement

apartment situated on the third floor of the sought-after McCarthy Stone development at Landmark Place, Denham Green. The apartment offers a bright, spacious and welcoming home, with a double-aspect living room providing an abundance of natural light and direct access to a large decked balcony, an ideal space to sit and enjoy the outlook or relax with a morning coffee. The accommodation includes two well-proportioned bedrooms, with the principal bedroom benefiting from its own shower room, together with a further shower room for guests. The apartment also benefits from underfloor heating, with the cost included within the service charge, providing comfortable and efficient heating throughout. A particularly valuable feature is the allocated car parking space, providing convenient and secure parking for residents. Landmark Place offers much more than just an apartment, with a welcoming and sociable retirement community. Residents can enjoy the comfortable residents' lounge, sun room, and craft room, providing excellent spaces to meet friends, pursue hobbies or simply relax. The beautifully maintained landscaped gardens offer peaceful outdoor surroundings to enjoy. Designed specifically for later-life living, McCarthy Stone provides a secure and friendly environment where residents can enjoy an independent lifestyle while having the reassurance of support and community close at hand. This attractive apartment combines generous accommodation, excellent communal facilities, private outdoor space and allocated parking, making it an ideal choice for anyone looking for comfortable and low-maintenance retirement living in Denham Green.

PART EXCHANGE AND ENTITLEMENTS ADVICE AVAILABLE

Landscaped Gardens

One of the main social hubs of Landmark Place is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

Social Lifestyle

The Communal Lounge is at the heart of the community at Landmark Place and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

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

 2 |  2 | Offers over £270,000

- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Heating to the apartment
- CCTV in communal areas

Service Charge: £5,587.42 per annum (for financial year ending 30/06/27)

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.

Leasehold

Lease Length: 999 years from the 1st June 2016

Ground Rent: £510 per annum

Ground Rent Review Date: June 2031

Car parking

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

Additional Information & Services

- Fibre Broadband available
- Mains water and electricity
- Electric underfloor heating in all rooms
- 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 speak with our Property Consultant today.

