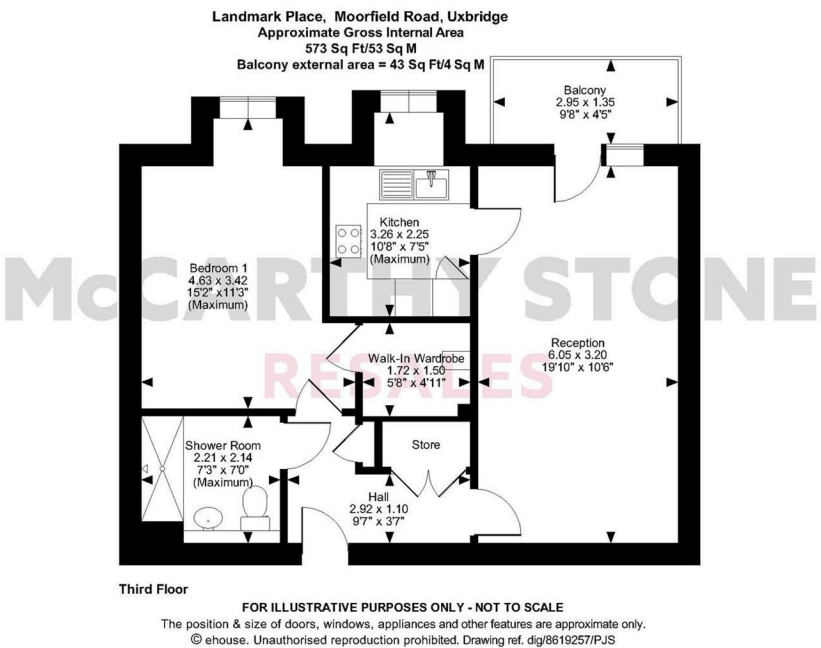
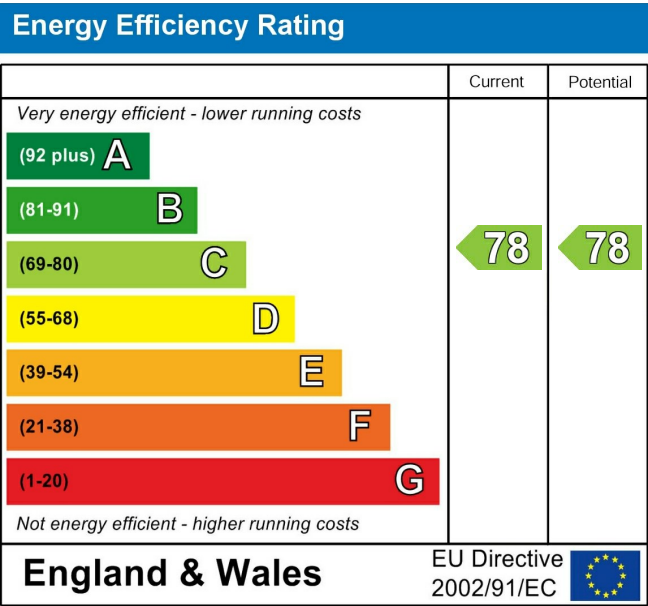




This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties 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.

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



32 Landmark Place

1, Moorfield Road, Denham, UB9 5BY

1 Council Tax Band: C

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

Asking price £195,000
Leasehold

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

Why you'll love living here:

- A spacious one bedroom apartment
- Walk out balcony
- Allocated Car parking space
- Lift to all floors
- Energy efficient
- House Manager during office hours
- Landscaped communal gardens
- Sun Room
- Part exchange available
- Homeowners Lounge with Wi-Fi access

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

32 Landmark Place, Denham

Local Area

Landmark Place, nestled in Denham Green, boasts a variety of shops and essential services within walking distance, including a conveniently located bus stop right outside the premises. This sought-after locale is encircled by the tranquility of open countryside, yet remains under 20 miles from the heart of London, offering superb road and rail connections to the city. Surrounding towns such as Gerrards Cross, Beaconsfield, Uxbridge, and Rickmansworth enhance the area's appeal. With Denham train station nearby, your travel options are plentiful. Gerrards Cross, a mere three miles away, presents a selection of independent shops, cozy coffee houses, Marks and Spencer, and a sizable Tesco. High Wycombe is home to a well-frequented John Lewis. The verdant surroundings of Denham Green include various country parks and golf courses. For a delightful excursion, consider visiting National Trust properties like Cliveden House or the historic Windsor Castle. And for those drawn to the vibrant West End for shopping and entertainment, it's a mere train ride of less than 40 minutes.

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 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 £25 per night. (Subject to availability)

Apartment Summary

Welcome to this attractive one-bedroom retirement apartment at Landmark Place, Denham Green, ideally suited to those aged 60 and over seeking comfortable, independent living in a welcoming community. Built in 2017 and offering approximately 560 sq ft of well-planned accommodation, this lovely apartment combines modern interiors with practical features designed for easy living. The spacious living area provides plenty of room for both relaxing and dining, creating a versatile space to enjoy everyday life or entertain visiting family and friends. The modern kitchen offers a stylish and practical setting for preparing meals, while the private

balcony provides a pleasant spot to sit back and enjoy some fresh air. The double bedroom offers a comfortable and peaceful retreat, complemented by a contemporary shower room. Further enhancing the appeal of this home are the excellent communal facilities available to homeowners. These include beautifully maintained communal gardens, a welcoming homeowners' lounge, a sun room and a dedicated reading room — ideal spaces to socialise, relax or enjoy a quiet moment. The apartment also benefits from its own allocated parking space, providing added convenience for residents and visiting guests. Combining comfortable accommodation, attractive communal amenities and the reassurance of a retirement living environment, this delightful apartment offers an excellent opportunity to enjoy a relaxed and independent lifestyle in Denham Green.

PART EXCHANGE & 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, Chair Yoga, 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.

Parking

This apartment comes with its own allocated parking space.

Service Charge

- 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

 1 |  1 | Asking price £195,000

communal areas

- Buildings insurance

Service Charge: £3,724.99 per annum (for financial year ending 30/06/2027).

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, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your property consultant or house manager to find out more.

Lease Information

999 years from 1st June 2016.

Ground rent: £435 per year.

Ground rent review: Jun-31.

Ground Rent

Ground rent: £435 per annum

Ground rent review date: 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 that can assist with service charges or living costs.

- 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.

