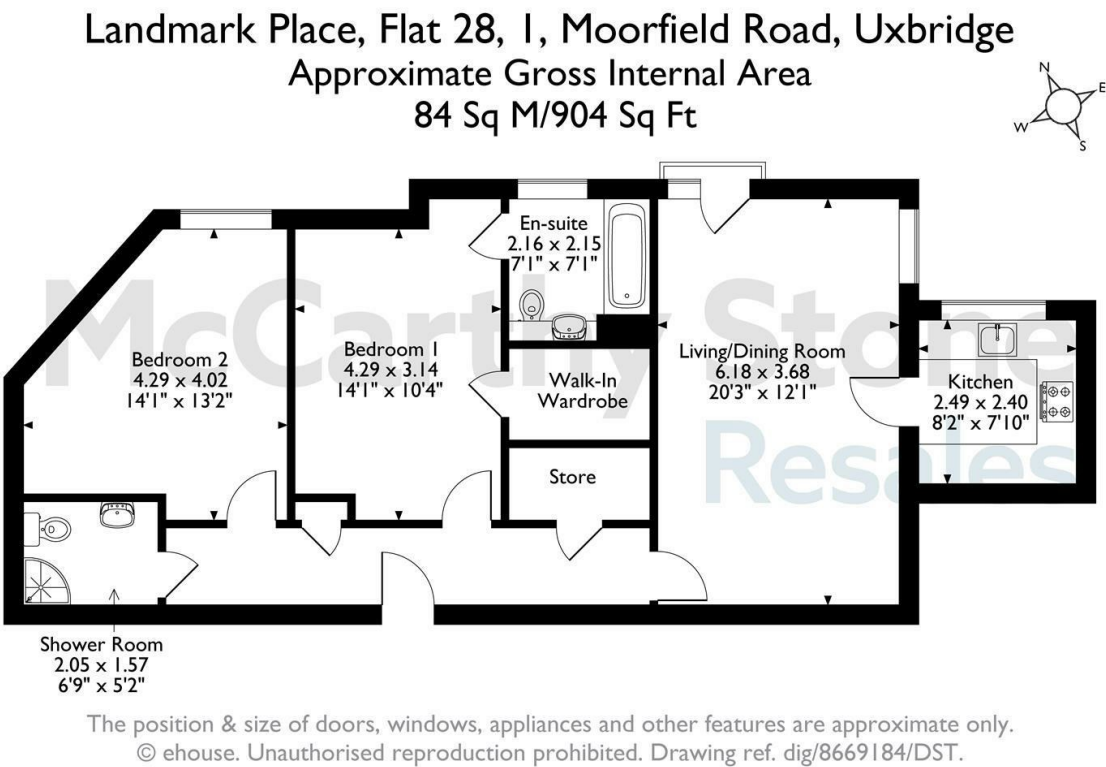




Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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	

28 Landmark Place

Moorfield Road, Denham Green, UB9 5BY



Asking price £345,000 Leasehold

A beautifully presented two bedroom, two bathroom boasting a bright and spacious double aspect living room with a Juliet balcony and modern kitchen with integrated appliances. Landmark Place, a McCarthy Stone retirement living development is nestled in Denham Green and features landscaped gardens as well as a homeowner's lounge where social events take place.

Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Moorfield Road, Denham Green

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 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 close to 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. 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.

Entrance Hall
The solid wood front door with spy hole, doorbell and letterbox opens into the spacious hallway which includes the secure entry system and 24-hour emergency call system. Utility cupboard providing storage. Doors leading to living room, bedrooms and shower room.

Living Room
Spacious and well-presented double aspect living room benefitting from a Juliette balcony and large double glazed window. There is

ample room for dining and comfortable seating. TV and telephone points, Sky/Sky+ connection points, raised power sockets. ceiling light points 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 NEFF electric oven and microwave above, 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 an automatic opening window.

Bedroom One with en-suite
A bright and spacious bedroom, tastefully decorated and neutrally carpeted throughout with walk-in wardrobe housing shelving and hanging rails. Double glazed window. Raised sockets, Telephone and TV points, ceiling light fittings. Door to en-suite shower room.

Main Bathroom
Fully fitted suite comprising; a shower over bath, and thermostatically controlled shower, vanity unit with wash basin and storage below, illuminated mirror over, close coupled WC, wall tiling and anti-slip ceramic floor tiling. Large chrome heated towel rail, ceiling down lights and double glazed window for added ventilation.

Bedroom Two
Second double bedroom of ample proportions, double glazed windows. Raised power sockets, ceiling light fittings, fitted carpets. This room has the potential to be used as a secondary dining area, hobby room or study.

En-Suite
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
- Heating to the apartment

2 Bed | £345,000

- CCTV in communal areas

Service Charge: £5,587.52 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: 1st June 2031

Moving Made Easy & Additional Information
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

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

