



- ONE Bedroom Apartment
- Ground Floor
- 20ft Lounge
- Patio
- Communal Gardens

- No Chain
- Ickenham Location
- Modern Fitted Kitchen
- Close To Tube Stations
- EPC Rating B

A well-appointed one-bedroom ground floor retirement apartment in Lancaster House. Located in the heart of Ickenham, this beautifully maintained property being sold with no onward chain, is set on an exclusive development for the over-60s by award-winning developers McCarthy & Stone.

Thoughtfully designed for comfortable and secure retirement living, the property features a spacious entrance hallway with a built-in storage cupboard, a bright and airy 20ft living room, a separate contemporary fitted kitchen with integrated appliances, a generous double bedroom and a stylish modern shower room.

Additional features include; a secure entry phone system, private front door, double glazing and a communal heating system

Heritage Place offers exceptional retirement facilities including beautifully landscaped communal gardens, a guest suite for visiting friends and family, a 24-hour emergency call system, and a mobility scooter storage area with charging points. On-site parking is available (subject to availability and additional charges).

Ideally situated, the development is within easy reach of local shops, cafés, restaurants, and amenities. Excellent transport links are nearby with West Ruislip and Ickenham tube stations offering quick connections to central London and Uxbridge Town Centre.

Viewings are strictly by appointment.

Price: Guide Price £235,000  
Tenure: Leasehold  
Lease: Lease Term 999 years from 1 January 2016  
Years Remaining: 990 Approx  
Service Charge & Insurance: £4,323 Per Annum  
Service Charge Review: 1st July (Annually)  
Ground Rent £495 Per Annum  
Ground Rent Review: Next Review Jan 2031  
Local Authority: Hillingdon  
Council Tax Band: D

Broadband type: Upto: Superfast 80 Mbps d/l 20 Mbps u/l

Mobile Coverage

EE- Good outdoor and in-home

Three- Good outdoor and in-home

O2- Good outdoor

Vodafone- Good outdoor and in-home





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

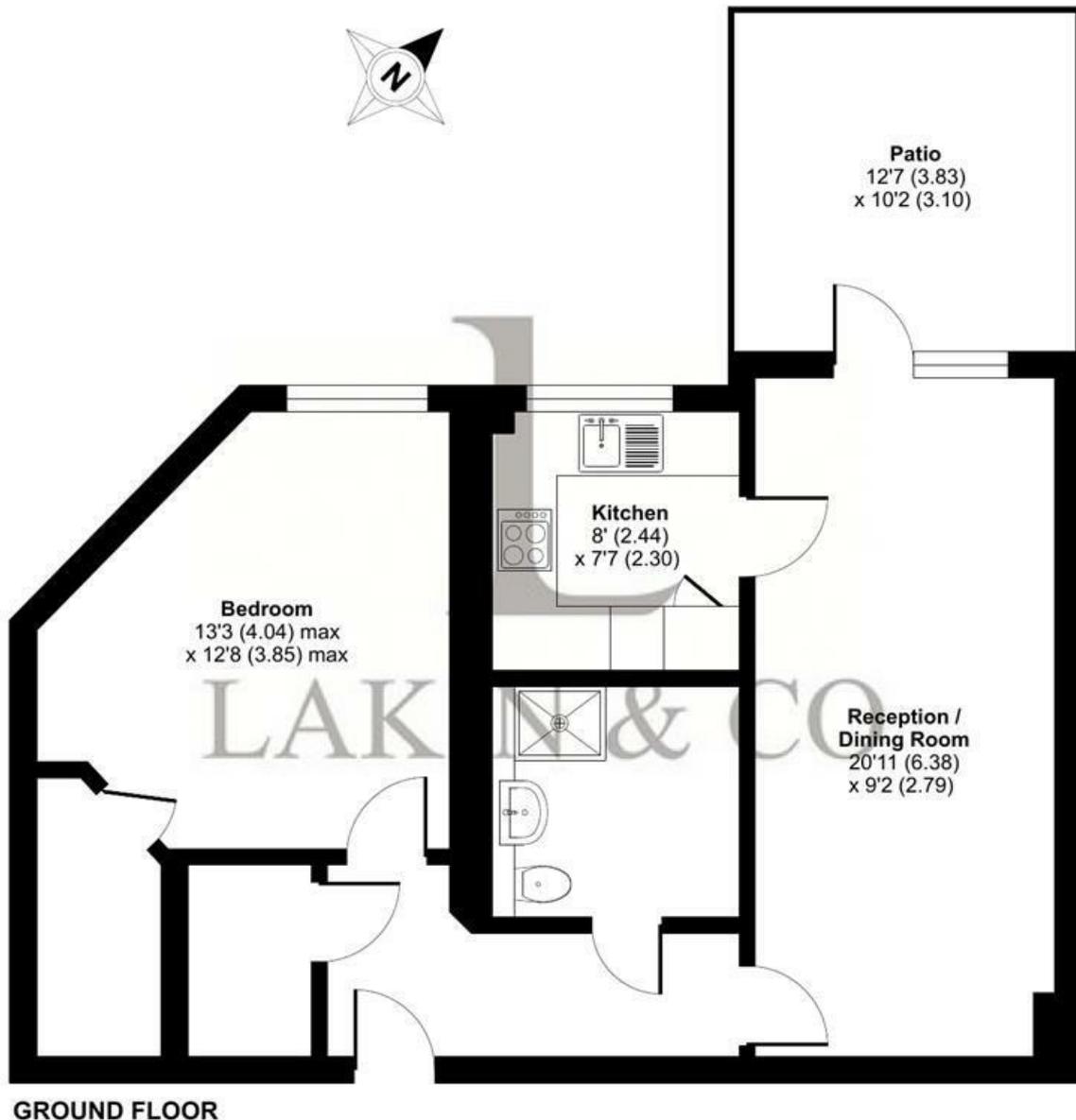
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**Josiah Drive, Ickenham, Uxbridge, UB10**

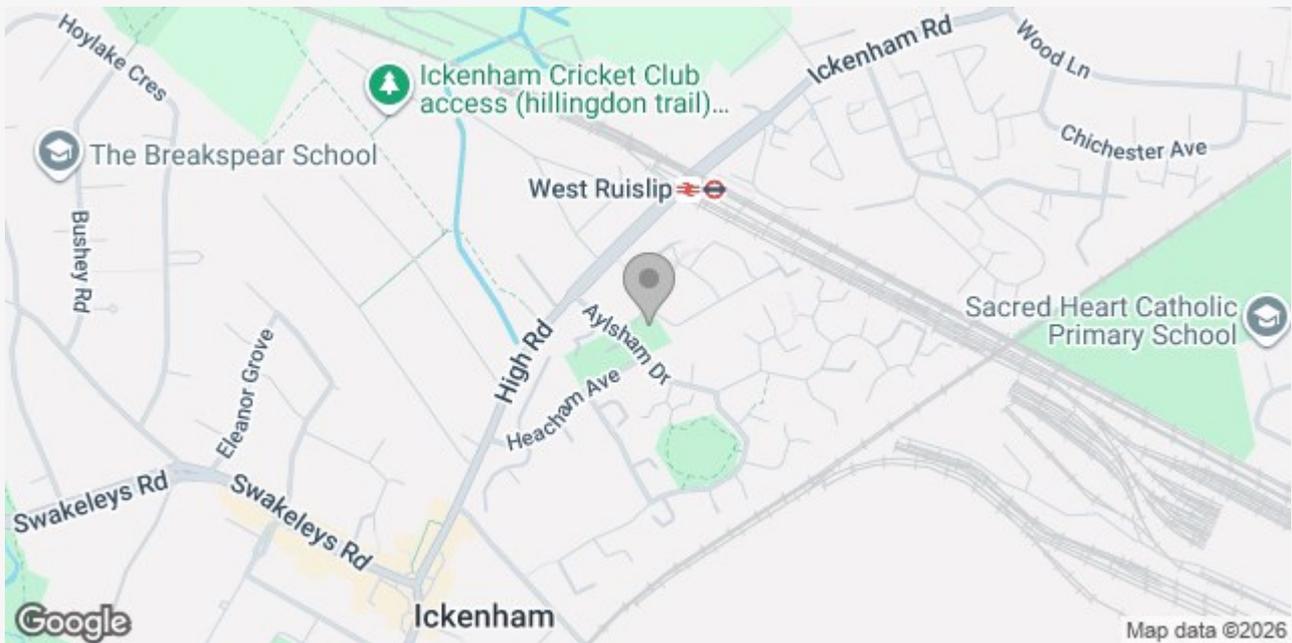
Approximate Area = 606 sq ft / 56.2 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lakin & Co. REF: 1349370

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



## LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.