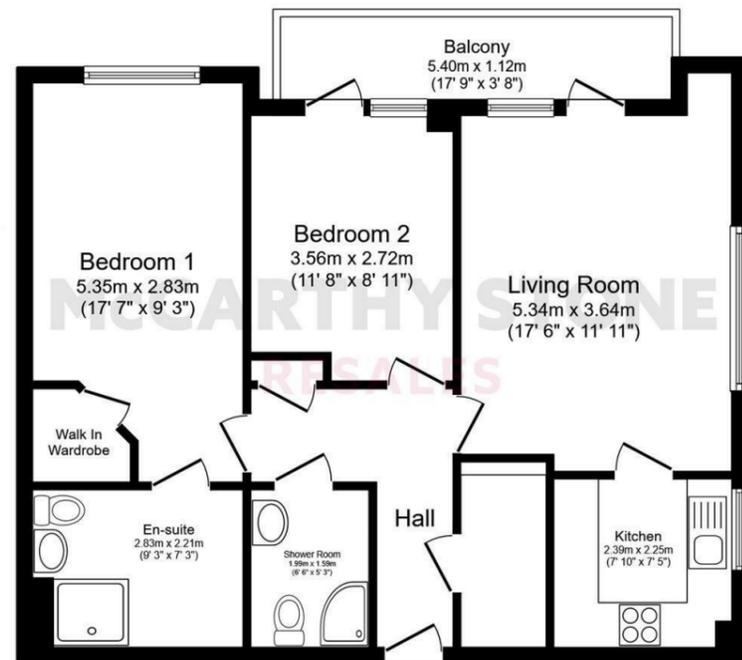


### 30 Landmark Place

Moorfield Road, Uxbridge, UB9 5BY



Total floor area 75.0 m<sup>2</sup> (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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Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(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	

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### Asking price £350,000 Leasehold

A beautifully presented two bedroom, two shower room, third floor apartment benefitting from a bright and spacious double aspect living room opening onto a large, decked balcony. This property has its own ALLOCATED CAR PARKING SPACE. The service charge includes the cost of the underfloor heating within the apartment.

Call us on 0345 556 4104 to find out more.

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

# Moorfield Road, Denham, Uxbridge

## 2 Bed | £350,000

### 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 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.

### 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 and has plumbing for a washing machine. Doors leading to living room, bedrooms and shower room.

### Living Room with access to a large balcony

Spacious and well-presented double aspect living room and benefits from having primarily a southerly aspect. A glazed patio door and side window leads onto a decked balcony fitted with glazed balustrades overlooking the communal gardens. The living room has ample room for a dining table. 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 stainless steel chimney style 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 Shower Room

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

### En-suite Shower Room

Fully fitted suite comprising of a level access walk-in shower cubicle with glazed screen, grab rail, wall mounted folding shower seat and 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.

### Bedroom Two

Second double bedroom of ample proportions and a south facing glazed patio door with windows to side opening onto the large balcony. Raised power sockets, ceiling light fittings. Fitted carpets. (This bedroom is currently being used as a separate dining room with the option for other possible uses).

### 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
- Heating to the apartment
- CCTV in communal areas

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.

### 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

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric underfloor heating in all rooms
- Mains drainage

