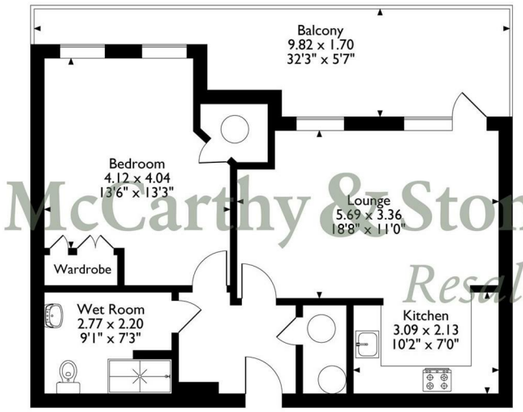
Excellent

Trustpilot

McCarthy & Stone
Resales.

Lysander House, Flat 44, Josiah Drive, Uxbridge
Approximate Gross Internal Area
62 Sq M/667 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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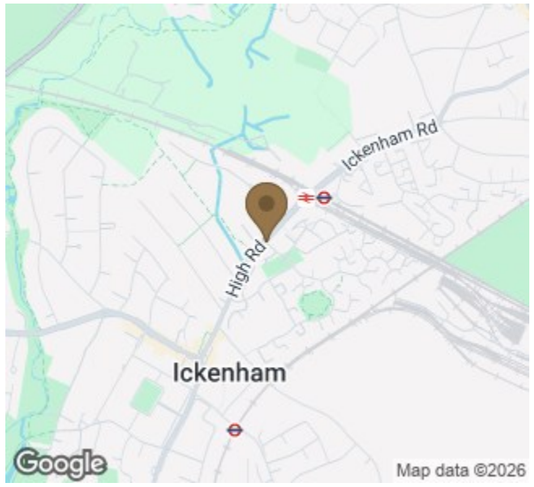

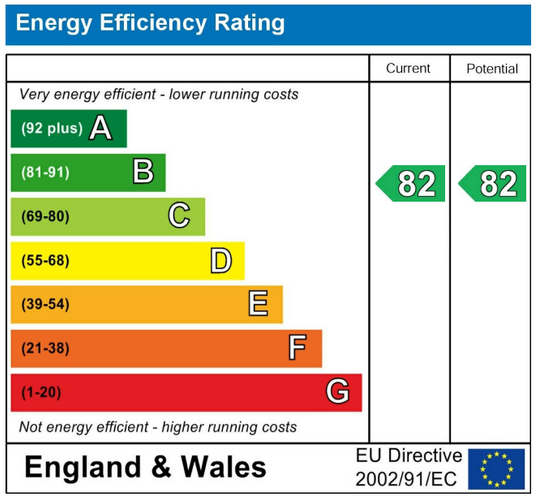

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties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

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

The Property Ombudsman

44 Lysander House

Josiah Drive, Uxbridge, UB10 8FB

1 1 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 44 Lysander House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £165,000
Leasehold

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

Why you'll love living here:

- Walk out balcony
- Open planned living
- Lifts to all floors
- Communal lounge
- Table service restaurant serving freshly prepared meals daily
- Wellness suite/Hairdressing salon
- Mobility scooter store with charging points
- Laundry room
- 24 hour emergency call system
- Estate Manager and 24/7 Stafffing

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

44 Lysander House, Uxbridge

1 | 1 | Asking price £165,000

Apartment Overview
A well-presented and particularly spacious one-bedroom top-floor retirement living PLUS apartment at Lysander House by McCarthy and Stone in Ickenham. The property offers generous and well-proportioned accommodation, comprising a large living area with direct access to a wonderful large walk-out balcony/roof terrace, providing excellent private outdoor space. The apartment also features a fully fitted kitchen with integrated appliances, a good-sized double bedroom, and a modern shower room. The apartment benefits from its top-floor position and spacious layout, making it an appealing choice for those seeking comfortable and convenient retirement living in a popular McCarthy Stone development. Viewings are highly recommended to fully appreciate the generous accommodation, excellent presentation and particularly impressive balcony/roof terrace.

PART EXCHANGE AND ENTITLEMENTS ADVICE AVAILABLE

Summary
Constructed by renowned retirement home specialists McCarthy and Stone, Lysander House is purpose built for Retirement Living Plus. located in Ickenham a beautiful old village in Greater London Lysander House has excellent transport links and beautiful surrounding areas This is a 'retirement living plus' development providing a lifestyle living opportunity for the over 70's and designed specifically for independent living with the peace-of-mind provided by the day-to-day support of our excellent staff and Estate Manager who will oversee the smooth running of the development.

Homeowners benefit from one hour of domestic assistance each week and there are extensive domestic and care packages available to suit individual needs and budgets. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per a night. The property enjoys excellent communal facilities including a home owners lounge, restaurant with a fantastic, varied daily table-service lunch, laundry, scooter store, library, hairdressing salon, hobbies room and communal balcony/terrace as well as communal gardens with seating.

This spacious one bedroom apartment is situated on the third floor. There is a double bedroom, living room with access to a very large balcony of almost 33' by 5'7" and overlooks the gardens, an excellent modern fully fitted kitchen complete with integrated appliances and a modern wet room with a level access shower the property also benefits from underfloor heating.

Ickenham Village is also a short distance away with its array of local shops and restaurants. Bus routes include access to Ruislip & Uxbridge with the added benefit of Ickenham & West Ruislip Stations (Metropolitan, Piccadilly, Central & Chiltern lines), A40/M40/M25 access is also close by.

The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Lysander House serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Care & Support
The personal care services available at Lysander House can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Social Lifestyle
The Communal Lounge is at the heart of the community at Lysander House 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.

Additional Information & Services
• Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Service Charge (RLP)
What your service charge pays for:

• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: currently £1,071.511 up to financial year end 30/06/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Car Parking
Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

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.

Landscaped Gardens
One of the main social hubs of Lysander House 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

Leasehold
Lease 999 Years from Jan 2016
Ground Rent £435 per annum
Ground rent review date: Jan 2031