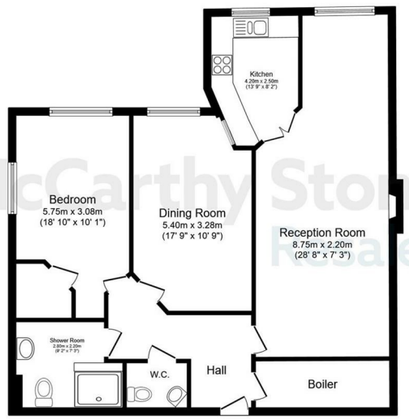
Excellent

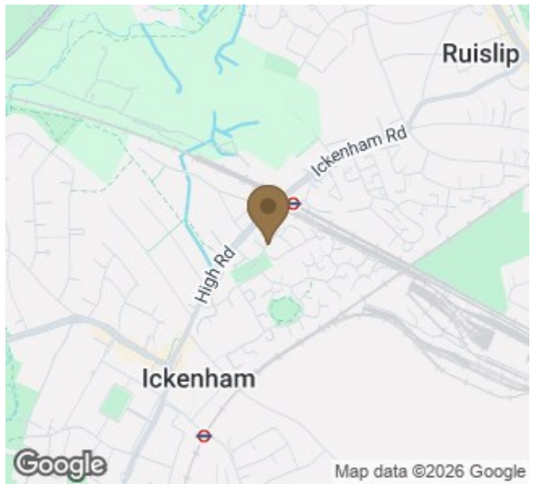
Trustpilot

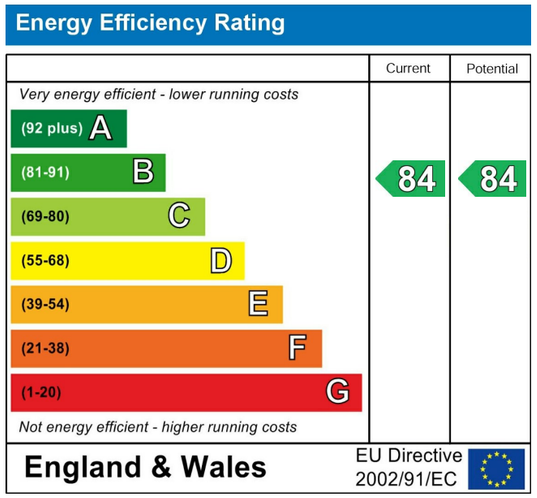
McCarthy & Stone
Resales.



Total floor area 96.4 sq.m. (1,038 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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

The Property Ombudsman







17 Lysander House

Josiah Drive, Ickenham, UB10 8FB

2 | 1 | Council Tax Band: E

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

Asking price £220,000
Leasehold

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

Why you'll love living here:

- Two Double Bedrooms
- Juliet Balcony
- 24/7 Staffing
- Lift to all floors
- Communal lounge
- Restaurant with table service
- Laundry room
- Guest suite for family or friends
- Wellness suite
- Mobility scooter store

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

17 Lysander House, Ickenham

2 | 1 | Asking price £220,000

Lysander House
Constructed by renowned retirement home specialists McCarthy and Stone, Lysander House is purpose built for Retirement Living Plus. located in 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 there is 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 sitting areas.

Apartment Summary
ENJOY LUNCH ON US WHEN YOU VIEW LYSANDER HOUSE - BOOK NOW!

A beautifully presented two-bedroom apartment at Lysander House in Ickenham, offering modern, comfortable living in a welcoming and well-appointed setting. The property features a contemporary kitchen with integrated appliances, a stylish shower room and a Juliet balcony, creating an attractive and practical home. Residents can enjoy a fantastic range of on-site facilities, including a bistro, homeowners' lounge, wellness suite and beautifully landscaped gardens, providing inviting spaces to relax, socialise and enjoy the surroundings. Additional care services are also available, offering extra reassurance and support when needed. Combining independent living with excellent amenities and the option of additional care, this apartment presents an appealing opportunity for those seeking a comfortable, low-maintenance lifestyle in a desirable Ickenham location.

PART EXCHANGE AND ENTITLEMENTS ADVICE AVAILABLE

Local Area
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 Transport for London Freedom Pass for over 65's (or 60+ Oystercard) give free travel on London Underground, buses and trains. Given the excellent transport links close to Lysander House, just 40 minutes to Oxford Circus from West Ruislip, it is ideally situated for the West End."

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.

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

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.

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.

Leasehold
Lease 999 Years from 2016
Ground Rent £510 per annum
Ground rent review: Jan-31

Additional Information & Services
• Full fibre broadband coming available
• Mains water and electricity
• Electric room heating
• Mains drainage

Service Charge
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.

The Annual Service Charge is £14,419.80 for the financial year ending 30/06/2027.

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

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.













