



Josiah Drive, Uxbridge, UB10 8FB  
£325,000





gibsonhoney

NO UPPER CHAIN. Situated in this highly popular development equidistant to Ruislip and Ickenham High Streets is this two bedroom top floor retirement apartment for the over 70s offering the ideal lifestyle for any potential purchaser looking to downsize and retreat to this conveniently positioned accommodation. Accessed via a well maintained communal entrance, the property offers a spacious lounge/diner with separate kitchen, two good size bedrooms, utility room, cloakroom wc and a larger than average shower room suite. There are a number of added benefits including an on site warden, balcony, 24 hour emergency cords in each room, security entry phone system, lifts, communal lounge and dining areas, communal laundry room and well kept communal gardens.



## OUTGOINGS

Service Charge - £1,000 per calendar month.

Ground Rent is £255 every six months.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

## LEASE

999 years remaining from July 2016.

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## COUNCIL TAX

London Borough of Hillingdon - Band D - £2,045.46

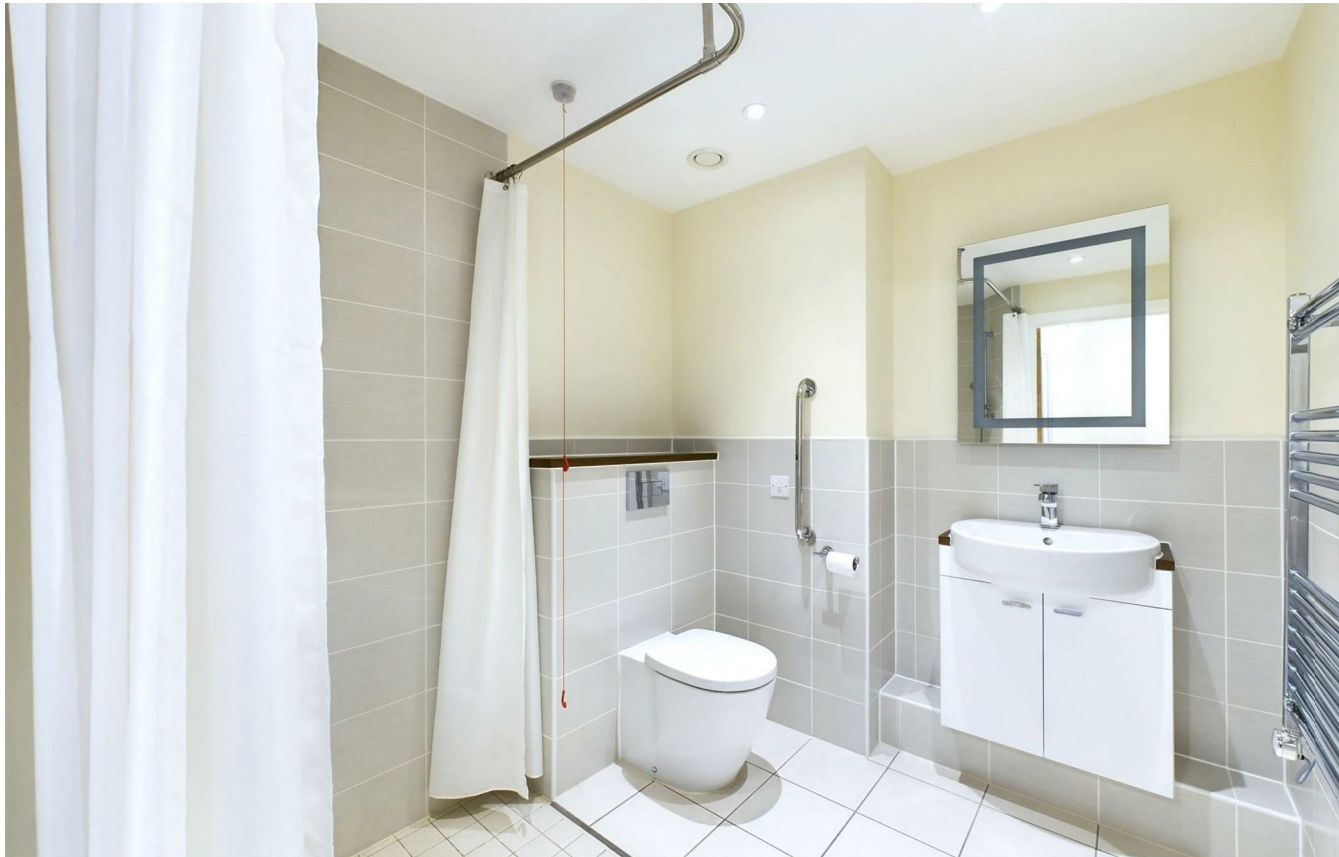
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## DISTANCE TO STATIONS

West Ruislip (0.1 Miles) -  
Central/Chiltern  
Ickenham (0.5 Miles) -  
Metropolitan/Piccadilly  
Ruislip (0.8 Miles) -  
Metropolitan/Piccadilly

## NB

It is a condition of purchase that residents be over the age of 70 years, however the purchaser can be any age. There is also a Development Manager on site who is available during the week.



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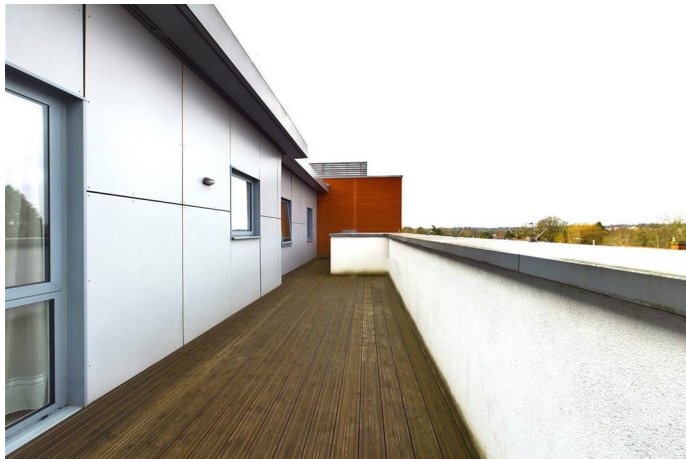
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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