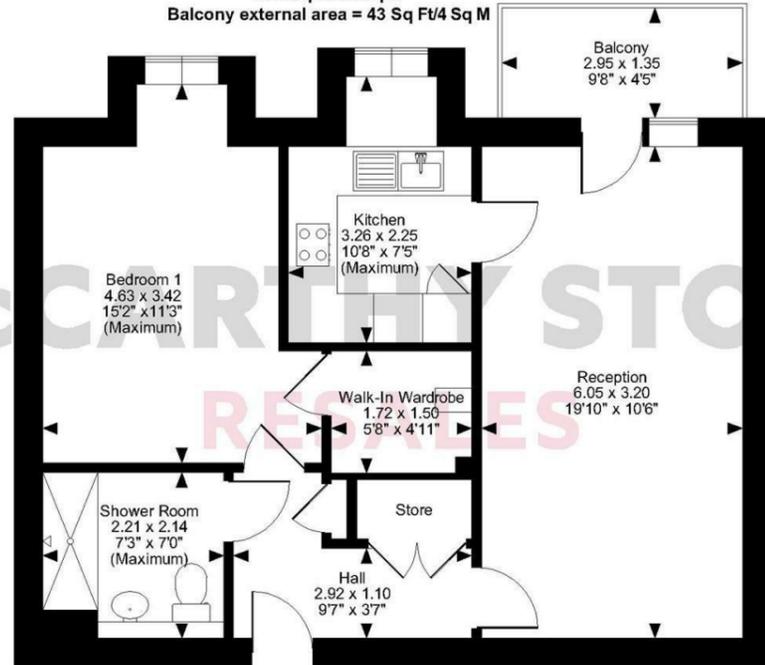


Landmark Place, Moorfield Road, Uxbridge  
Approximate Gross Internal Area  
573 Sq Ft/53 Sq M  
Balcony external area = 43 Sq Ft/4 Sq M



Third Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(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	

## 32 Landmark Place

1, Moorfield Road, Denham, UB9 5BY



**Asking price £285,000 Leasehold**

Welcome to this charming one-bedroom retirement apartment located on Moorfield Road in Denham. This purpose-built apartment, built in 2017, offers a cosy living space with 1 reception room and 1 bathroom, perfect for those over 60 looking for a peaceful retreat. With 560 sq ft of space, this property provides a comfortable environment to relax and unwind. Additionally, the convenience of parking for 1 vehicle adds to the appeal of this lovely apartment. Don't miss the opportunity to make this your new home!

**Call us on 0345 556 4104 to find out more.**

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

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. Please contact the Property Consultant for further information that 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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.



# Moorfield Road, Denham

## 1 bed | £285,000

### 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 that can assist with service charges or living costs.
- 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.

### Local Area

Landmark Place, nestled in Denham Green, boasts a variety of shops and essential services within walking distance, including a conveniently located bus stop right outside the premises. This sought-after locale is encircled by the tranquility of open countryside, yet remains under 20 miles from the heart of London, offering superb road and rail connections to the city. Surrounding towns such as Gerrards Cross, Beaconsfield, Uxbridge, and Rickmansworth enhance the area's appeal. With Denham train station nearby, your travel options are plentiful. Gerrards Cross, a mere three miles away, presents a selection of independent shops, cozy coffee houses, Marks and Spencer, and a sizable Tesco. High Wycombe is home to a well-frequented John Lewis. The verdant surroundings of Denham Green include various country parks and golf courses. For a delightful excursion, consider visiting National Trust properties like Cliveden House or the historic Windsor Castle. And for those drawn to the vibrant West End for shopping and entertainment, it's a mere train ride of less than 40 minutes.

### Landmark Place

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 have 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)

### Entrance Hall

Front door with spy hole, door bell and letterbox. Secure entry system and 24 hour emergency call system. Utility cupboard with washer/ drier and storage area.

### Living Room

Spacious lounge with a large window and french doors leading to a private walk-on balcony. There's ample room for dining. TV and telephone points, Sky/Sky+ connection points, raised sockets. 2 ceiling lights, carpets and curtains.

### Kitchen

Fully fitted kitchen comprising of a range of modern, cream gloss wall and base units and pan drawers with a wood style roll top work surface and up stand. Built in oven and microwave above, integrated fridge/freezer. 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

A bright and spacious bedroom benefiting from a large double window. Raised sockets, Telephone and TV points, two light fittings. Carpets and curtains. Walk-in wardrobe with shelving and hanging rails.

### Shower Room

Fully fitted suite comprising of a walk-in shower cubicle with

screen, vanity unit with wash basin and illuminated mirror over, WC. Half height wall tiling and ceramic floor tiling. Large chrome heated towel rail and ceiling down lights.

### Parking

This apartment comes with its own allocated parking space.

### Service Charge

- 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

Service Charge: £3,679.83 per annum (for financial year ending 30/06/2026).

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your house manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your property consultant or house manager to find out more.

### Lease Information

999 years from 1st June 2016.

Ground rent: £435 per year.

Ground rent review: Jun-31.

### Ground Rent

Ground rent: £435 per annum

Ground rent review date: June 2031

### Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

