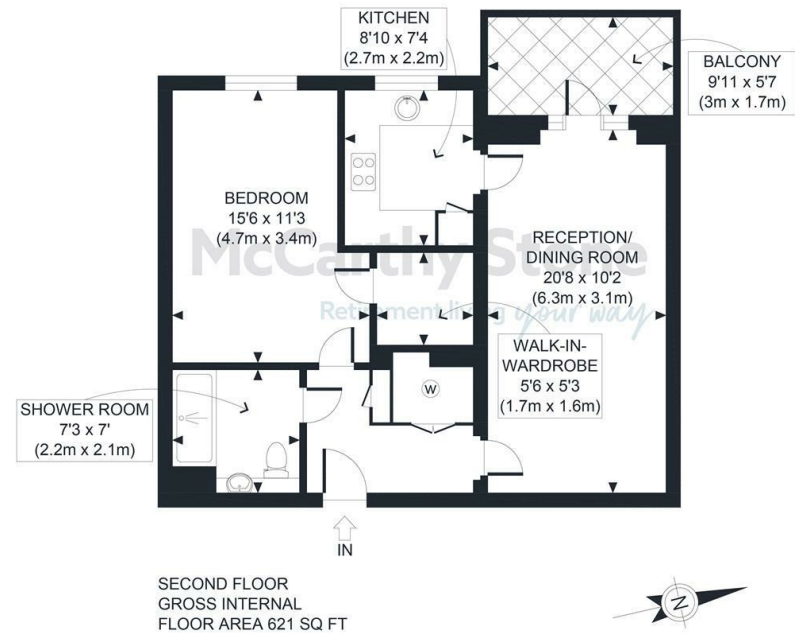


21 Landmark Place

1 Moorfield Road, Denham, UB9 5BY

PRICE REDUCED



APPROX. GROSS INTERNAL FLOOR AREA 621 SQ FT / 58 SQM	Landmark Place
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 29/01/25
	photoplan



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	



PRICE REDUCTION

Asking price £250,000 Leasehold

A one bedroom WEST FACING apartment situated on the second floor with a WALK OUT BALCONY within a popular MCCARTHY STONE retirement living development. ~ALLOCATED PARKING~  
~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE

Call us on 0345 556 4104 to find out more.

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# Landmark Place, Moorfield Road, Denham

## 1 Bed | £250,000

PRICE  
REDUCED

### 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 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 lounge, bedroom and shower room.

### Living room with walk out balcony

Sunny west facing living room with glazed French door and windows to side leading onto a covered walk out balcony large enough to house a bistro set with outlook towards the front elevation. The living room has ample room for a dining table and features an electric fire with surround. TV and telephone points, Sky/Sky+ connection points, raised power sockets and two ceiling lights.

### 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. Stainless steel sink with mixer tap sits below the front facing window with blind. Built in waist height electric oven and eye level microwave above. Four ring ceramic hob with stainless steel chimney style extractor. Integrated fridge/freezer and dishwasher. Down lights, under pelmet lighting, ceramic floor tiles.

### Bedroom

A bright and spacious west facing double bedroom with outlook towards the front elevation. Door leading to the walk-in wardrobe housing shelving and hanging rails. Raised sockets, telephone and TV points and ceiling light fitting.

### Shower Room

Modern suite comprising; full width shower with glass screen and support rail, WC, vanity unit with 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

- 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

The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House Manager.

Service Charge: £3,679.83 per annum (for financial year ending 30/06/26)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to . (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

### Leasehold

Lease: 999 years from the 1st June 2016

Ground Rent: £425 per annum

Ground Rent Review: 1st June 2031

### Moving Made Easy & Additional Services

Moving is a huge step, but don't let that hold you back. We have a range of services.

- 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT
- Superfast Full Fibre Broadband available
  - Mains water and electricity
  - Electric room heating
  - Mains drainage

### Allocated car parking space

This apartment has an allocated car parking space.

