PRICE REDUCTION

McCarthy & Stone
RESALES

12 Lysander House Josiah Drive, Uxbridge, UB10 8FB
Asking price £350,000 LEASEHOLD

For further details
please call 0345 556 4104

12 Lysander House Josiah Drive, Uxbridge, UB10 8FB

A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT

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.

This spacious one bedroom apartment is situated on the first floor. There is a double bedroom, lounge, a well 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.

ENTRANCE HALL

Front entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord. Large storage cupboard with lighting and shelving housing the Gledhill boiler supplying domestic hot water and the concealed 'Vent Axia' heat exchange unit providing an economic heat recovery system utilising the hot air generated within the property, filtering and recirculating this back into the principle rooms.

LOUNGE/DINING ROOM

Spacious lounge with a Southerly aspect from the Juliet balcony. Feature fire place with electric fire. Power points, TV point. Part glazed double doors leading to Kitchen.

KITCHEN

Excellent range of wall and base units with contrasting laminate worktops and incorporating a stainless steel inset sink unit. Integrated NEFF appliances include; a four-ringed hob with stainless steel chimney extractor hood over, high level double oven and concealed fridge and freezer. Ceiling spot light fitting, tiled splashbacks and tiled floor. Window with a Southerly aspect.

BEDROOM

A well-proportioned double bedroom with power points and TV point. With a feature very large walk-in wardrobe with auto-light, hanging rails and shelving. Window with Southerly aspect.

SHOWER ROOM

Modern white suite comprising of; close-coupled WC, vanity wash-hand basin with fitted furniture surround including storage both below and to the side, fitted mirror, shaver point and down lights over, walk-in level access shower with thermostatically controlled shower. Partly tiled walls and wet room flooring, electric heated towel rail, emergency pull cord and ceiling spot light.

SERVICE CHARGE

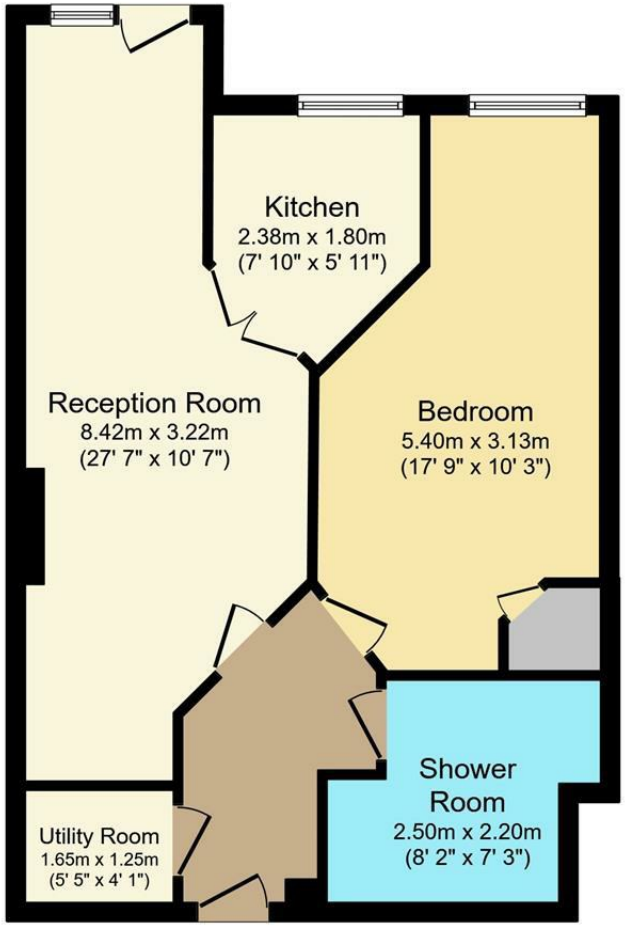
Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or Estates Manager.

LEASEHOLD

Lease 999 Years from 2016
Ground Rent £435

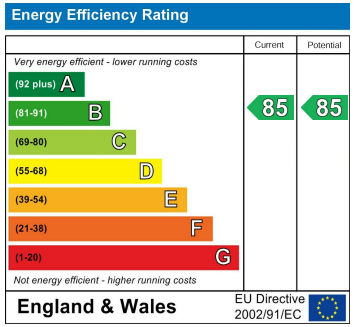
CAR PARKING (PERMIT SCHEME)

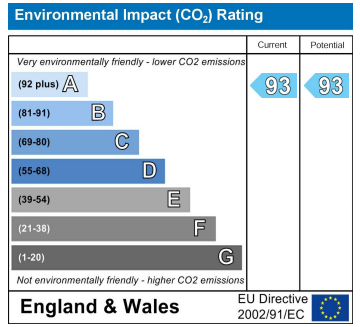


Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by www.keyagent.co.uk





There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

The Property Ombudsman
tsi APPROVED CODE TRADINGSTANDARDS.UK