



**Council Tax Band: C**



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

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.

## 31 Landmark Place

1 Moorfield Road, Denham, UB9 5BY

PRICE  
REDUCED



**PRICE REDUCTION**

**Asking price £240,000 Leasehold**

A one-bedroom retirement apartment located on Moorfield Road in Denham. This purpose-built apartment, built in 2017, offers comfortable living space with a spacious living room and double bedroom, fully fitted kitchen and modern shower room 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

~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE



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

# Moorfield Road, Denham

**1 Bed | £240,000**

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 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)

## Local Area

Landmark Place is situated in Denham Green, with a range of shops and local amenities within walking distance and a bus stop directly outside the development. This sort after 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, Marks and Spencer 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

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. Doors to living room, bedroom and shower room.

## Living Room

Spacious and bright living room with double glazed windows and a westerly aspect. There's ample room for a dining table and chairs. TV and telephone points, Sky/Sky+ connection points, raised sockets. 2 ceiling lights, carpets and curtains. Door to separate kitchen.

## Kitchen

Fully fitted kitchen comprising of a range of modern, cream gloss wall and base units and pan drawers with a stylish and contrasting work surface. Built in waist height electric oven and microwave above, integrated fridge/freezer and dishwasher. Ceramic hob with stainless steel chimney style extractor. Down lights, under pelmet lighting, ceramic floor tiles. Stainless steel sink with mixer tap sits below a westerly facing window.

## Bedroom

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

## Shower Room

Fully fitted suite comprising of a walk-in level access 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.

## Service Charge (Breakdown)

- 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 support you with service charges and living costs.

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## Leasehold

999 years from the 1st June 2016

Ground Rent: £425 per annum

Ground rent review: 1st June 2031

## Moving Made Easy & Additional Information

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 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

