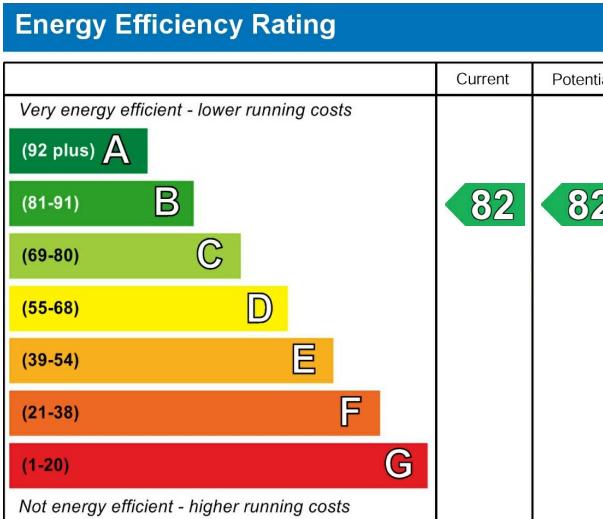
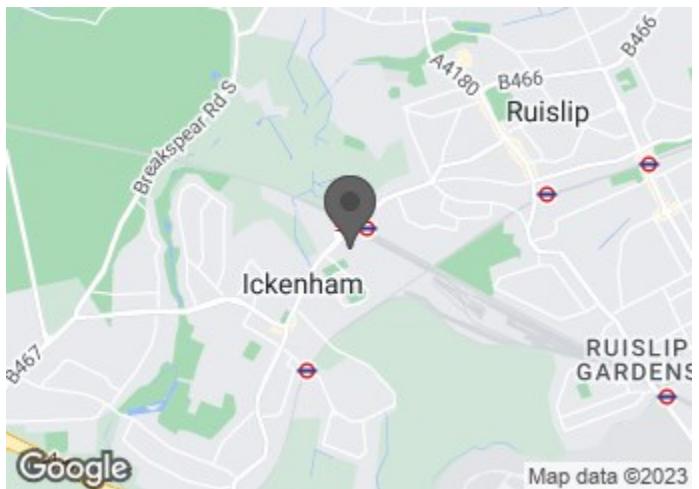


COUNCIL TAX BAND: D



McCARTHY STONE RESALES

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17 LANCASTER HOUSE, JOSIAH DRIVE, UXBRIDGE, UB10 8FF



This truly stunning and immaculately presented one bedroom, second floor apartment must be viewed to be appreciated. From the spacious double aspect living room to the modern fully fitted kitchen, absolutely amazing.



PRICE REDUCTION
ASKING PRICE £300,000 LEASEHOLD

For further details, please call **0345 556 4104**
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LANCASTER HOUSE, JOSIAH DRIVE,

SUMMARY

Lancaster House is part of the Heritage Place development in Ickenham housing a selection of 25 spacious one and two bedroom apartments designed to offer the very best in retirement living. There are communal gardens to enjoy and the residents benefit from a guest suite, perfect for when family and friends come to stay. 24-hour emergency calls and video entry is available. Enjoy a selection of restaurants, cafes, bars and shops on your doorstep whilst the nearby tube stations at both West Ruislip and Ickenham provide swift access into the city and Uxbridge Town Centre.

The apartment comprises; own front door with spy hole and letter box, spacious entrance hall with a security entry phone system, a spacious living room with dual aspect windows allowing in ample natural light, a juliette balcony, modern fitted kitchen with integrated appliances, a double bedroom with walk in wardrobe, and a modern fitted level access shower room.

The underfloor heating within the apartment is covered under the service charge.

For peace of mind there is video entry to all apartments and a 24 hour emergency call system. There is a mobility scooter store with electric charging facility and on site car parking (subject to availability). There are landscaped communal gardens with planting, shrubs, central feature and seating.

ENTRANCE HALL

Front entrance door with spy-hole and letter box, 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, a large storage cupboard/walk-in boiler cupboard with



light and shelving housing the 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. Doors lead to the living room, bedroom and shower room.

LIVING ROOM

Spacious and bright double aspect living/dining room benefitting from a glazed patio style door with adjacent window opening to a juliet balcony and a south easterly aspect. Raised power points, TV, Sky/Sky+ connection point and BT point. Part glazed door to separate kitchen.

KITCHEN

Stunning, this modern contemporary style kitchen has an excellent range of wall and base units with contrasting worktops and incorporating a stainless steel inset sink unit. Integrated NEFF appliances include; a four-ringed ceramic hob and splashback with stainless steel chimney extractor hood over, waist level electric oven and microwave above, integrated slimline dishwasher, integrated washer/dryer and concealed fridge and freezer. Ceiling spot light fitting, and tiled floor.

BEDROOM

A double bedroom of excellent proportions benefitting from a glazed patio style door with adjacent window opening to a juliet balcony. Raised power points BT and TV point. A feature walk-in wardrobe with auto-light, hanging rails and shelving.

SHOWER ROOM

Modern white suite comprising of; close-coupled WC, vanity wash-hand basin with fitted storage below, fitted illuminated mirror, shaver point, walk-in level access shower with thermostatically controlled shower, grab



1 BEDROOMS £300,000

rail and glazed shower screen. Tiled walls and wet room flooring, electric heated towel rail, emergency pull cord and ceiling spot light.

SERVICE CHARGE (BREAKDOWN)

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

* Underfloor heating within the apartments

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. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £3,907.58 per annum (for financial year ending 30/06/24)

LEASEHOLD

Lease 999 Years from the 1st January 2016

Ground rent: £435 per annum

Ground rent review date: January 2031

CAR PARKING

Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

