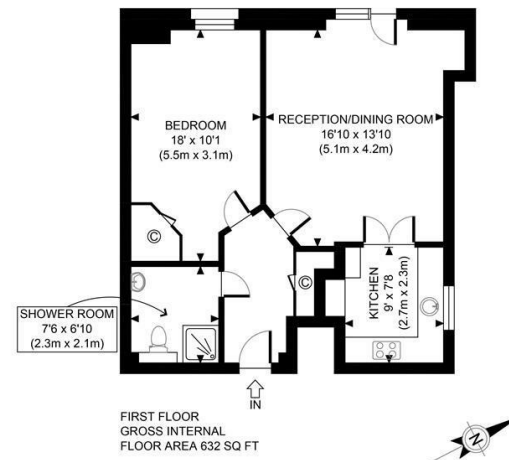


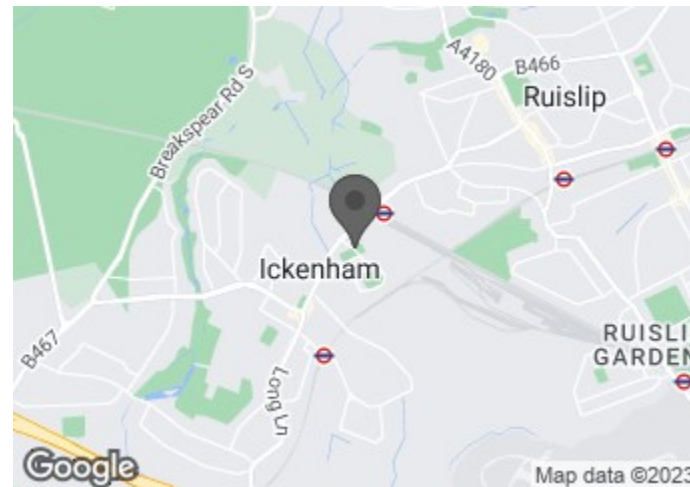
# McCARTHY STONE RESALES

## 19 LYSANDER HOUSE, JOSIAH DRIVE, UXBRIDGE, UB10 8FB



APPROX. GROSS INTERNAL FLOOR AREA 632 SQ FT / 59 SQM	Lysander House
<small>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.</small>	<small>Date: 03/09/21</small>
	<b>photoplan</b>

### COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## McCARTHY STONE RESALES

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A beautiful one bedroom, first floor apartment within this exclusive and sought after 'Retirement Living Plus' development. Offering a wealth of benefits making independent living a stress free and enjoyable experience. Freshly prepared meals daily, enjoy the gardens without having to lift a finger, one hour per week of domestic help and staff on site 24 hours a day to give peace of mind.

### ASKING PRICE £274,950 LEASEHOLD

For further details, please call **0345 556 4104**  
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# JOSIAH DRIVE, ICKENHAM, UXBRIDGE

1 BED | £274,950

## SUMMARY

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 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 gardens and terrace with seating 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, a large storage/airing cupboard with light 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. Doors to the living room, bedroom and shower room.

## LIVING ROOM

Spacious living/dining room with feature fire surround and decorative electric heater. Glazed patio door with full length window to side opening to a Juliet balcony. Raised power points, TV point. Partially glazed doors opening to the kitchen.

## KITCHEN

Modern fully fitted kitchen with a good 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 ceramic hob with stainless steel chimney extractor hood over, waist-height oven with integrated microwave oven above and concealed fridge and freezer, integrated slimline dishwasher. Ceiling spot light fitting, splash-backs and tiled floor. Electrically operated window.

## BEDROOM

A well-proportioned double bedroom with raised power points and TV point. With 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 furniture surround including storage below, fitted illuminated mirror, shaver point, 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 (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

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. Under floor heating for the apartment is also included within the service charge. Find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £9,495.35 per annum (for financial year ending 30/06/24)

## LEASEHOLD

Lease 999 Years from Jan 2016

Ground Rent £435 per annum

Ground rent review date: Jan 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 Estate Manager on site for availability.

