



Lysander House, Ickenham, UB10 8FB  
£225,000

NO UPPER CHAIN. Situated in this highly popular development equidistant to Ruislip and Ickenham High Streets is this second floor retirement apartment for the over 70s offering the ideal lifestyle for any potential purchaser looking to downsize and retreat to this conveniently positioned accommodation. Accessed via a well maintained communal entrance, the property offers a spacious lounge/diner with separate kitchen, two good size bedrooms, utility room, cloakroom wc and a larger than average shower room suite. There are a number of added benefits including an on site warden, 24 hour emergency cords, security entry phone system, lifts, communal lounge and dining areas, communal laundry room and well kept communal gardens with outside seating area.



### ENTRANCE HALL

Front aspect door, entry phone system, doors to:

### UTILITY ROOM

Ample storage.

### CLOAKROOM

Wall mounted wash hand basin, low level wc, emergency pull cord.

### LOUNGE/DINER

Front aspect double glazed window, through to:

### KITCHEN

Front aspect double glazed window, range of base and eye level units, electric hob with extractor hood over, integrated Bosch oven and microwave, space for fridge freezer, stainless steel sink and drainer, space for washing machine.

### BEDROOM

Front aspect double glazed window.

### BEDROOM TWO

Front aspect double glazed window, built in wardrobe.

### BATHROOM

Walk in shower, low level wc, vanity unit incorporating wash hand basin, heated towel rail, downlighting, emergency pull cord.

### COMMUNAL

Communal lounge, dining and activity rooms - Well kept communal gardens with patio seating area - There is a duty manager on site 24hrs a day 7 days a week along with other care staff. - Use of laundry facilities and one hour's domestic assistance included in service charge.

### OUTGOINGS

Service charge is currently £1200 pcm and ground rent is £500 pa.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

### LEASE

999 years remaining from July 2016.

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### COUNCIL TAX

London Borough of Hillingdon - Band D - £2,045.46

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### DISTANCE TO STATIONS

West Ruislip (0.1 Miles) -  
Central/Chiltern  
Ickenham (0.5 Miles) -  
Metropolitan/Piccadilly  
Ruislip (0.8 Miles) -  
Metropolitan/Piccadilly

### NB

This is a Retirement Living Plus property which means a sole occupant has to be 70 or over, but for joint occupancy, one occupant has to be over 70 and the other over 65. There is also a Development Manager on site who is available during the week. The emergency system is monitored 24hrs a day by the onsite duty manager - All residents are provided with an emergency 'button' to wear as a pendant or on the wrist, also connected to the onsite duty manager

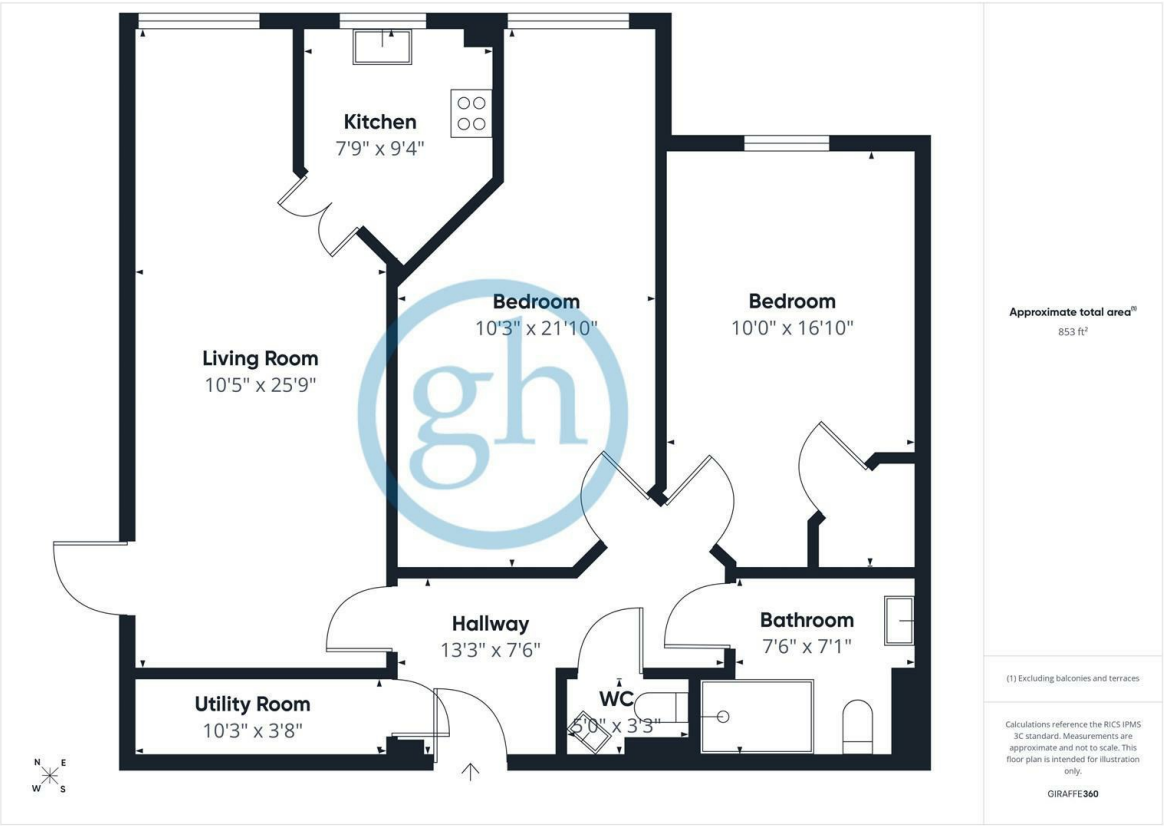


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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            | 84      | 84                      |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



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