



Josiah Drive, Uxbridge, UB10 8FB
£400,000





gibsonhoney

NO UPPER CHAIN. Situated in this highly popular development equidistant to Ruislip and Ickenham High Streets is this two bedroom top 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, balcony, 24 hour emergency cords in each room, security entry phone system, lifts, communal lounge and dining areas, communal laundry room and well kept communal gardens.



OUTGOINGS

Service Charge - £1,000 per calendar month.

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

LEASE

999 years remaining from July 2016.

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

COUNCIL TAX

London Borough of Hillingdon - Band D - £1,603.38

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

DISTANCE TO STATIONS

West Ruislip (0.1 Miles) -

Central/Chiltern

Ickenham (0.5 Miles) -

Metropolitan/Piccadilly

Ruislip (0.8 Miles) -

Metropolitan/Piccadilly

NB

It is a condition of purchase that residents be over the age of 70 years, however the purchaser can be any age. There is also a Development Manager on site who is available during the week.



92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

sales@gibsonhoney.co.uk

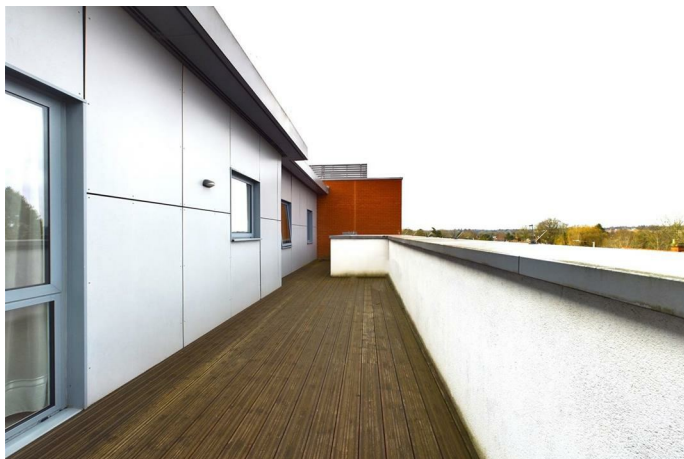
www.gibsonhoney.co.uk



gibsonhoney



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.