



Patrons Way West

DENHAM GARDEN VILLAGE, UXBRIDGE, UB9 5PN



£350,000

With a delightful south facing balcony, Rodgers Estate Agents are delighted to offer this fine two bedroom apartment. This very popular scheme for the over 55's has an extensive range of on-site facilities that includes a café/bar/restaurant, full health spa including swimming pool, fitness studios and hairdressers, on-site shop, village hall, snooker room, laundry rooms along with residents carers and caretakers. The accommodation comprises of entrance hall, cloaks, lounge, kitchen, two good size bedrooms with the master bedroom having an en-suite. Features include gas central heating, double glazing, balcony and one allocated parking space. No upper chain. Viewing highly recommended.

ENTRANCE HALL

Storm porch leading to front door with opaque glass insets. Coved ceiling. Laminate effect wood flooring. Storage cupboard. Wall mounted 24hr assistance system. Wall mounted thermostat control. Radiator.

CLOAKROOM

Suite incorporating wash basin with mixer tap and tiled splash back and WC. Wall mounted fuse box. Radiator with chrome towel rail above. Frosted double glazed window over looking front aspect.

LIVING/ DINING ROOM

18' 4" x 11' 6" (5.60m x 3.50m) Double glazed windows over looking rear aspect and casement door with double glazed glass insets leading to balcony. Laminate effect wood flooring. Coved ceiling. T.V, internet and satellite points. Two radiators. Archway leading to:

KITCHEN

10' 6" x 7' 10" (3.20m x 2.40m) Well fitted with wall and base units. One and a half bowl single drainer sink with mixer tap and tiled splash back. Four ring De Dietrich induction hob with brushed steel hooded extractor fan over. Built in AEG oven. Built in Zanussi fridge / freezer. Bloomberg washer/ dryer, TV point. Cupboard housing combination gas central heating boiler. Tiled flooring. Smoke alarm. Double glazed window over looking front aspect.

BEDROOM 1

15' 9" x 10' 2" (4.80m x 3.10m) Fitted wardrobes. Coved ceiling. TV point and internet points. Smoke alarm. Double glazed window over looking rear aspect. Radiator.

EN SUITE

Fully tiled with suite incorporating enclosed shower cubicle, wash basin with mixer tap and tiled splash back, w.c and bidet. Mirror with over light. Shavers point. Extractor fan. Radiator with towel rail above. Opaque double glazed window over looking front aspect.

BEDROOM 2

14' 1" x 7' 3" (4.30m x 2.20m) Double glazed windows over looking rear aspect. Laminate effect wood flooring. Coved ceiling. T.V point. Radiator.

BALCONY

South facing with attractive metal surround and wooden pagoda.

PARKING & GROUNDS

There is an allocated parking space. The development itself has exceptional communal grounds which include acres of woodland walks along with a village green and common. At the centre of the village there is a winter garden which acts as access to a cafe/bar/restaurant, snooker room, village hall, shop, library and laundry. Additionally there is a health spa with swimming pool, sauna, steam room, jacuzzi, fitness studio, gymnasium, solarium and hairdressers. Within the centre of the village there are guest bedrooms for use as overnight accommodation along with a reception area. A number of residents have set up clubs and societies already including bridge and bowls. There is also an on site GP surgery and there are various support service which can be provided by a dedicated service team at additional cost.

LEASE & SERVICE CHARGES

Lease Term
All of the leases at Denham Garden Village when built had a lease of 125 years. The start date for each lease will vary from 2005 - 2010.

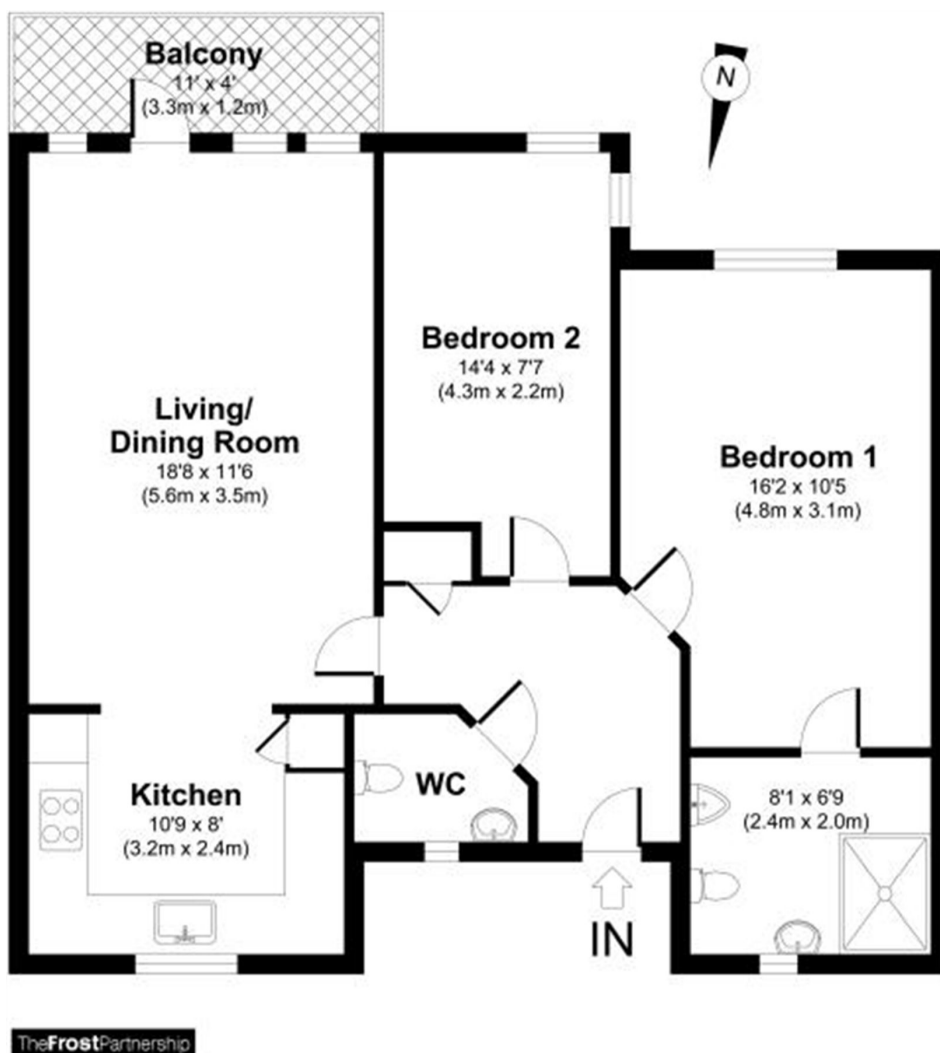
Ground rent
£250 per year April 18 - March 19

Service charge
April 2020 to March 2021 is £265.47 per month

The property must house one person over the age of 55
There is personal care available (additional costs apply)
A sinking fund contribution is payable (at point of sale)

Draft details awaiting vendors approval.





The Swans, UB9 5PN

APPROX. GROSS INTERNAL FLOOR AREA 721 SQ FT / 67 SQ M.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B	82	82
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC

30 Market Place
Chalfont St Peter
Buckinghamshire
SL9 9DU

csp@rodgersstates.com

5 Park Lane
Harefield
Middlesex
UB9 6BJ

harefield@rodgersstates.com

For further information or an appointment to view please call: **Harefield** 01895 823333 **Market Place** 01753 880333