



Patrons Way West

DENHAM GARDEN VILLAGE, UXBRIDGE, UB9 5PL



£387,000

A superb apartment for sale with two bath/shower rooms and a private balcony with far reaching views over communal grounds, located in the award winning OVER 55's Denham Garden Village development, presented in excellent condition throughout. The accommodation consists of a spacious entrance hallway, lounge/dining room, modern fitted kitchen, two bedrooms and two bath/shower rooms (one ensuite). The property also benefits from a private balcony and an allocated parking space. The apartment is located close to the extensive range of on site facilities including bar/restaurant, health spa including swimming pool, village hall, snooker room, hairdressers plus lots more. A viewing is highly recommended to fully appreciate the size and condition of this wonderful apartment.

ENTRANCE HALL

Front door with opaque double glazed glass inset. Large walk in cupboard with slatted shelving. Coved ceiling. Access to loft. Wall mounted thermostat control. Radiator.

LOUNGE

17' 1" x 11' 2" (5.20m x 3.40m) Coved ceiling. Two radiators. Casement door with double glazed glass inset leading to balcony with double glazed windows either side. Archway to:

KITCHEN

11' 2" x 7' 7" (3.40m x 2.30m) Well fitted with wall and base units. Granite effect worksurfaces with tiling over. One and a half bowl stainless steel sink unit with mixer tap. Fitted four ring electric hob with extractor hood over. Built in oven. Fitted fridge and freezer. Plumbed for washing machine/ dryer. Wall mounted central heating boiler unit. Tiled floor. Double glazed window over looking front aspect.

BEDROOM 1

15' 1" x 10' 6" (4.60m x 3.20m) Fitted wardrobes and cupboard units. Coved ceiling. Radiator. Double glazed window over looking rear aspect. Door to:

EN SUITE SHOWER ROOM

8' 2" x 7' 7" (2.50m x 2.30m) Partly tiled with white suite incorporating large, fully tiled, walk in shower, w.c and wash hand basin with mixer tap with tiled splash back. Fitted mirror. Shavers light. Expel air. Radiator. Opaque double glazed window over looking front aspect.

BEDROOM 2

10' 6" x 10' 2" (3.20m x 3.10m) Radiator. Double glazed window over looking rear aspect.

BATHROOM

7' 7" x 5' 3" (2.30m x 1.60m) Partly tiled with white suite incorporating bath with mixer tap and shower attachment, w.c and wash hand basin with mixer tap and tiled splash back. Radiator. Opaque double glazed window over looking front aspect.

BALCONY

14' 9" x 5' 11" (4.50m x 1.80m) With wrought iron railings and a 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

£258.46 per month April 18 - March 19

The property must house one person over the age of 55

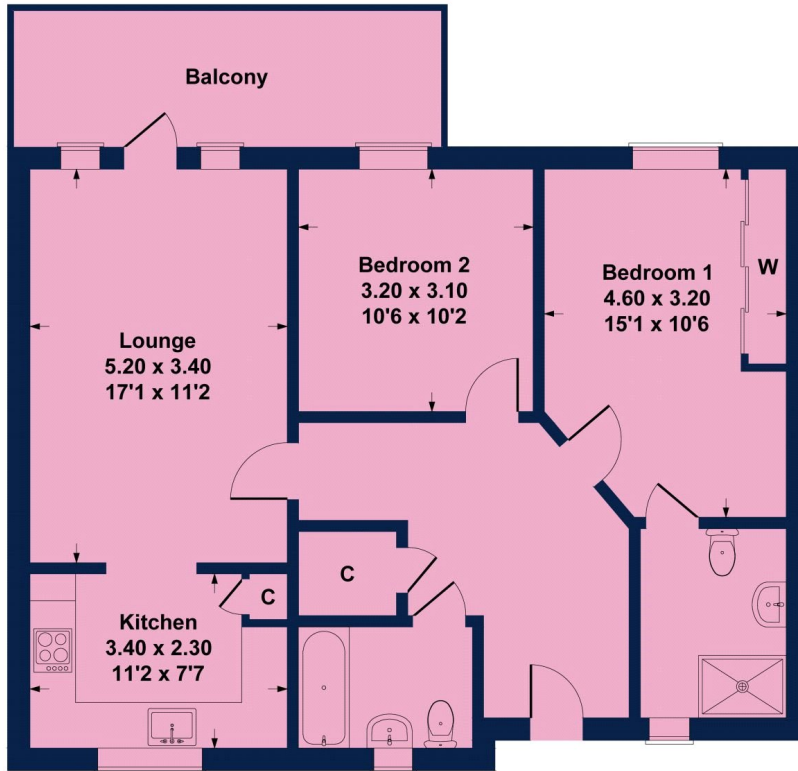
There is personal care available (additional costs apply)

A sinking fund contribution is payable (at point of sale)

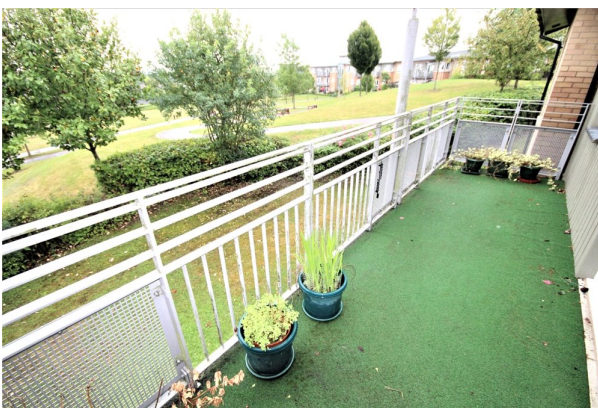
Draft details awaiting vendors approval.



11 The Finches
Approximate Gross Internal Area
Total = 74.8 sq m / 805 sq ft



Not to Scale. Produced by The Plan Portal 2020
For Illustrative Purposes Only.



Important Notice: Rodgers Estate Agents give notice that their solicitors and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Rodgers Estate Agents have not tested any appliances, equipment or facilities.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	80	80
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
<i>Not energy efficient - higher running costs</i>			
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