

Laburnum Court

HAREFIELD ROAD, UXBRIDGE, UB8 1FQ



£195,000

Set in this highly sought after location, a McCarthy & Stone retirement apartment for the over 55s, which has been newly redecorated and carpeted. Situated on the second floor, with lift access, this apartment offers a lifestyle of modern convenience, providing a fantastic opportunity for those looking to enjoy a town centre location. The accommodation comprises a spacious living room, a fitted kitchen, a double bedroom with built in wardrobes, and a bathroom. Outside, there are communal gardens and parking. There is an on site house manager available 9-5 Mon-Fri for 24 hour care line assistance. Laburnum Court is situated off Harefield Road, within very easy reach of local shops, Uxbridge Common, Hillingdon Leisure & Fitness Centre and Uxbridge Town Centre with its multiple shopping facilities, restaurants and bars and the Metropolitan/Piccadilly Line Station.

ENTRANCE HALL

With wall mounted care line and entry phone control. Large storage cupboard housing water heater cylinder and electric fuse board.

LIVING ROOM

16' 9" x 10' 3" (5.11m x 3.12m) Double aspect room with double glazed windows. Coved ceiling. T.V and satellite point. B.T point. Electric storage heater. Double casement doors with opaque glass insets leading to:

KITCHEN

7' 3" x 5' 7" (2.21m x 1.70m) With a range of wall and base units with granite effect work surfaces with tiled splashbacks and incorporating stainless steel sink unit sink with mixer tap. Separate fitted fridge and freezer. Built in oven and fitted microwave. Four ring electric hob with extractor hood over. Hidden lighting. Double glazed opaque window.

BEDROOM

16' measurement into wardrobe x 9' 5" (4.87m x 2.87m) Built in wardrobes with concertina mirror doors. Coved ceiling. TV point. Electric storage heater. Double glazed window.

BATHROOM

Fully tiled with a suite incorporating panel enclosed bath with shower screen and wall mounted shower, pedestal wash basin with cupboard under and low level WC. Coved ceiling. Extractor fan. Heated towel rail. Fitted mirror with shavers light and point.

Large communal lounge with seating and separate kitchen area.

LAUNDRY ROOM

Just along the hallway from the lounge there is a communal laundry room with multiple washing machines and tumble dryers.

PARKING AREA

There is a large residents and visitors parking area and a communal lawn which is accessed via Pages Lane. There is also pedestrian access off of Harefield road.

LEASE AND CHARGES

Service Charge: Annual charge to First Port is £2910 payable in two instalments

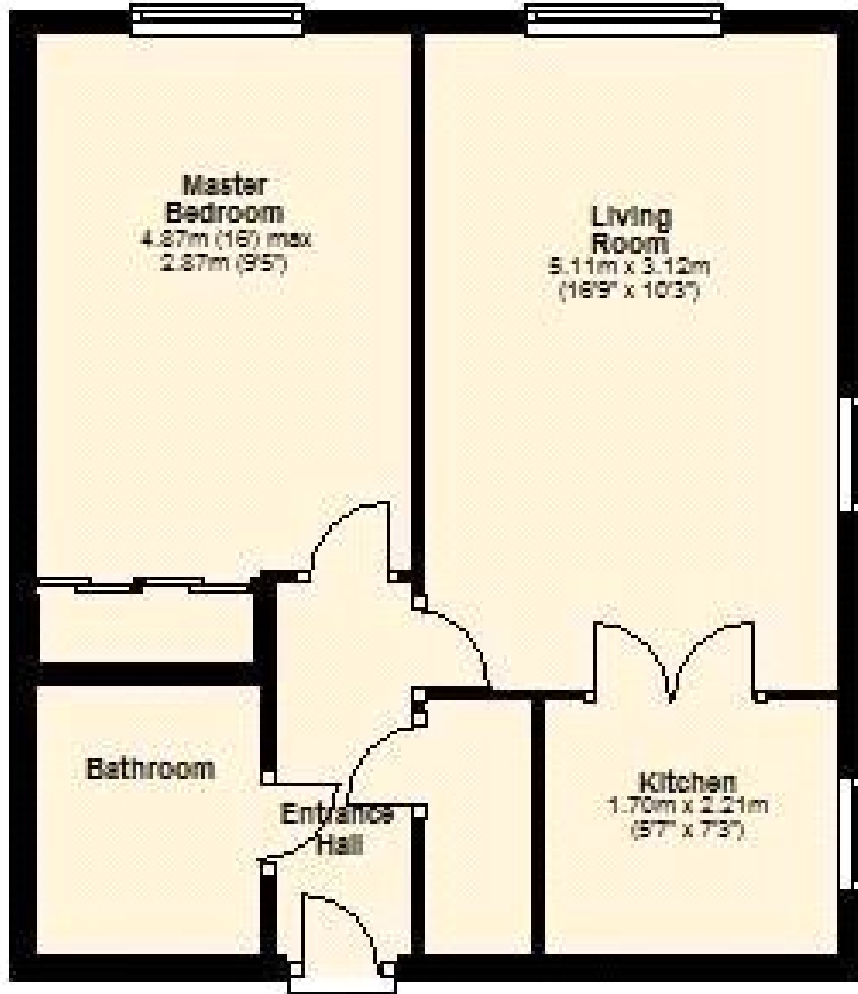
Ground Rent: Ground Rent £495p.a. also two instalments

Remaining Term: Approximately 125 years remaining



First Floor

Approx. 40.4 sq. metres (435.4 sq. feet)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B	82	83
(69 to 80) C		
(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	

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