



- ONE Bedroom Apartment
- Ground Floor
- 20ft Lounge
- Patio
- Communal Gardens

- No Chain
- Ickenham Location
- Modern Fitted Kitchen
- Close To Tube Stations
- EPC Rating B

A well-appointed one-bedroom ground floor retirement apartment in Lancaster House. Located in the heart of Ickenham, this beautifully maintained property being sold with no onward chain, is set on an exclusive development for the over-60s by award-winning developers McCarthy & Stone.

Thoughtfully designed for comfortable and secure retirement living, the property features a spacious entrance hallway with a built-in storage cupboard, a bright and airy 20ft living room, a separate contemporary fitted kitchen with integrated appliances, a generous double bedroom and a stylish modern shower room.

Additional features include; a secure entry phone system, private front door, double glazing and a communal heating system

Heritage Place offers exceptional retirement facilities including beautifully landscaped communal gardens, a guest suite for visiting friends and family, a 24-hour emergency call system, and a mobility scooter storage area with charging points. On-site parking is available (subject to availability and additional charges).

Ideally situated, the development is within easy reach of local shops, cafés, restaurants, and amenities. Excellent transport links are nearby with West Ruislip and Ickenham tube stations offering quick connections to central London and Uxbridge Town Centre.

Viewings are strictly by appointment.

Price: Guide Price £235,000

Tenure: Leasehold

Lease: Lease Term 999 years from 1 January 2016

Years Remaining: 990 Approx

Service Charge & Insurance: £4,323 Per Annum

Service Charge Review: 1st July (Annually)

Ground Rent £495 Per Annum

Ground Rent Review: Next Review Jan 2031

Local Authority: Hillingdon

Council Tax Band: D

Broadband type: Upto: Superfast 80 Mbps d/l 20 Mbps u/l

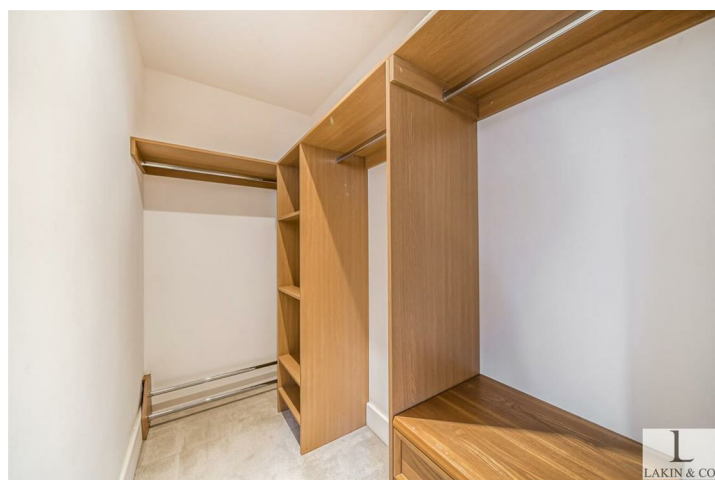
Mobile Coverage

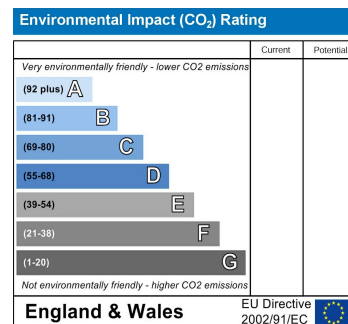
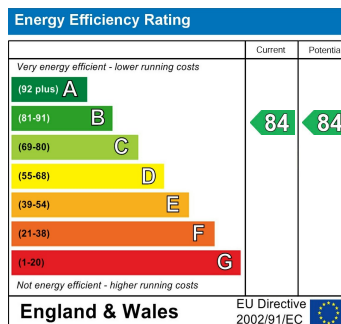
EE- Good outdoor and in-home

Three- Good outdoor and in-home

O2- Good outdoor

Vodafone- Good outdoor and in-home

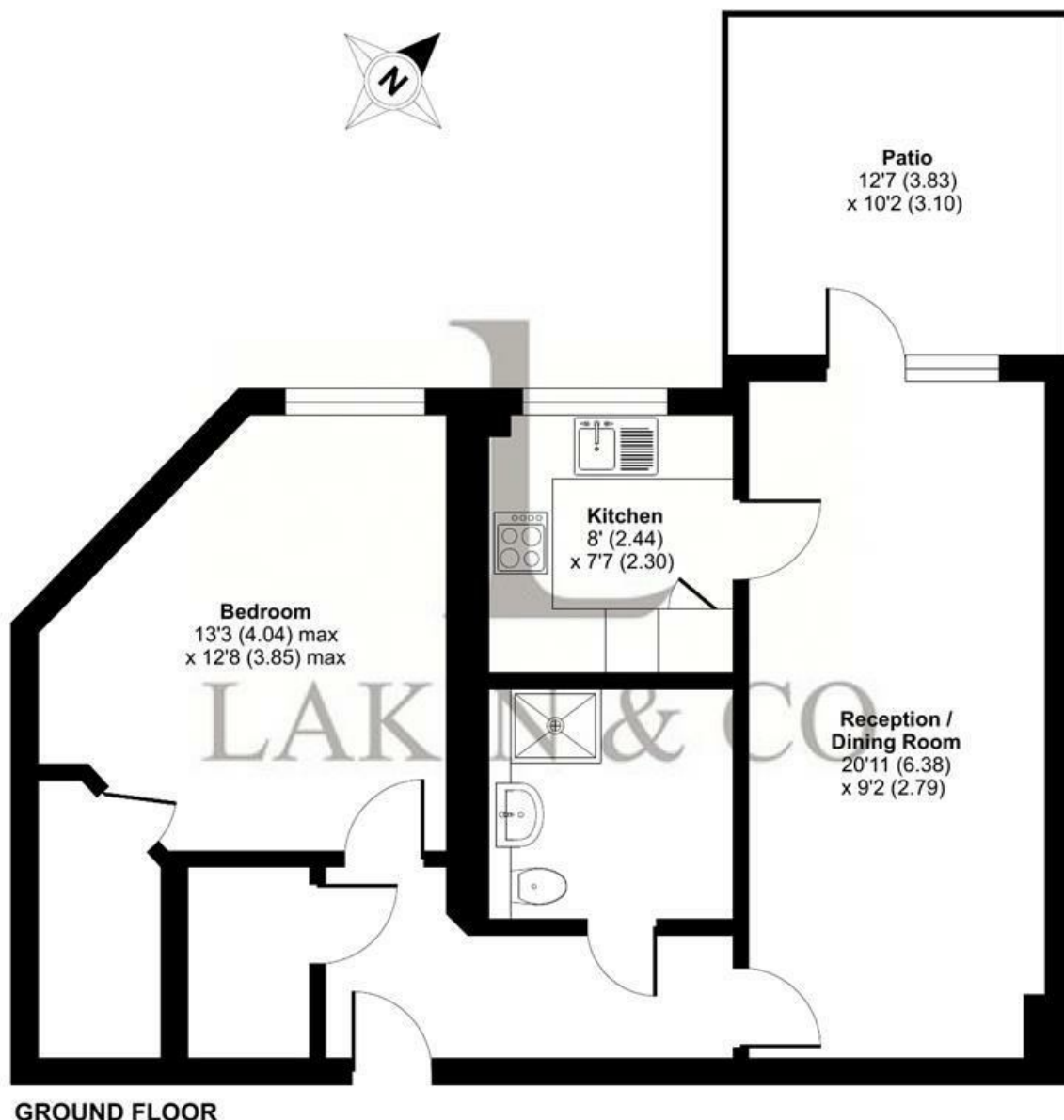




Josiah Drive, Ickenham, Uxbridge, UB10

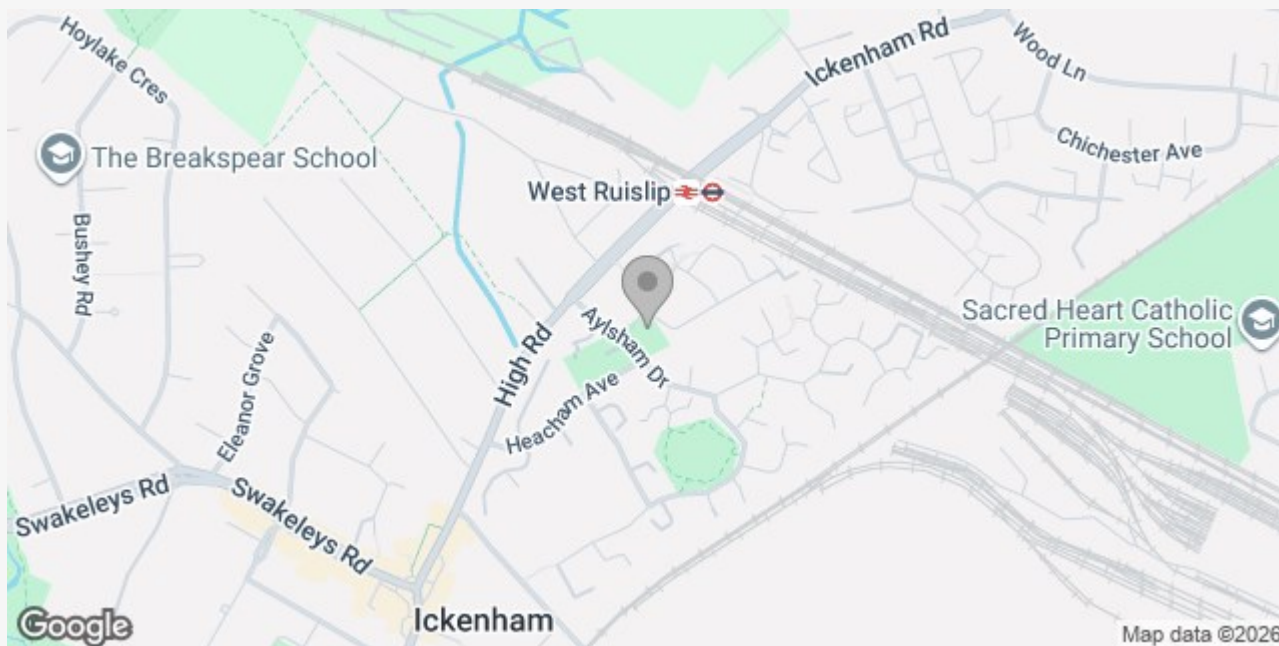
Approximate Area = 606 sq ft / 56.2 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lakin & Co. REF: 1349370

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