



## Leaside Court, The Larches, Hillingdon, UB10 0DD

Ground Floor Retirement Flat | Fitted Kitchen Diner | Spacious Lounge | Double Bedroom

Maintained Communal Gardens | Un-Allocated Vehicular Parking | Residents Lounge | Over 55's Only

**Asking Price: £160,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Leaside Court

## The Larches, Hillingdon, UB10 0DD

**\*\* CHAIN FREE \*\* GROUND FLOOR RETIREMENT APARTMENT (OVER 55's) \*\***

HUNTERS ESTATE AGENTS are delighted to offer this CHAIN FREE ground floor Retirement Apartment which forms part of a block of only 4 within this particular part of this delightful development. Leaside Court is situated in this cul-de-sac location off Long Lane, Hillingdon and was constructed by Trident Retirement Homes and comprises 21 properties. EPC TBC.

The property is situated on the ground floor and has accommodation comprising: Entrance hall, spacious lounge, fitted kitchen, double bedroom with fitted wardrobes and bathroom/WC. There is also a residents lounge and well maintained communal areas. Social events are also available to take part in if required.

There is a resident Manager who can be contacted from various points within each property in the case of an emergency. For periods when the Manager is off duty there is a 24 hour emergency call system. The property is situated on the ground floor and comprises an entrance hall, spacious lounge, fitted kitchen, double bedroom with fitted wardrobes and bathroom/WC.

Local shopping facilities can be found nearby along with a regular bus service providing routes to surrounding districts, Uxbridge Town Centre and Heathrow Airport .

It is a condition of purchase that residents be over the age of 55 years.

**Service Charge £176.56 per month \*\* Ground Rent £104.71 half yearly \*\* Lease 110 years remaining**



**Tel:01895 235 796**

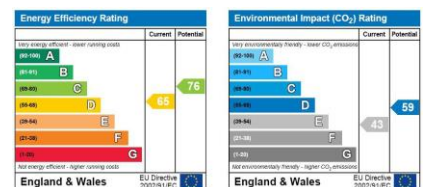
Email: [hillingdon@hunters.com](mailto:hillingdon@hunters.com)



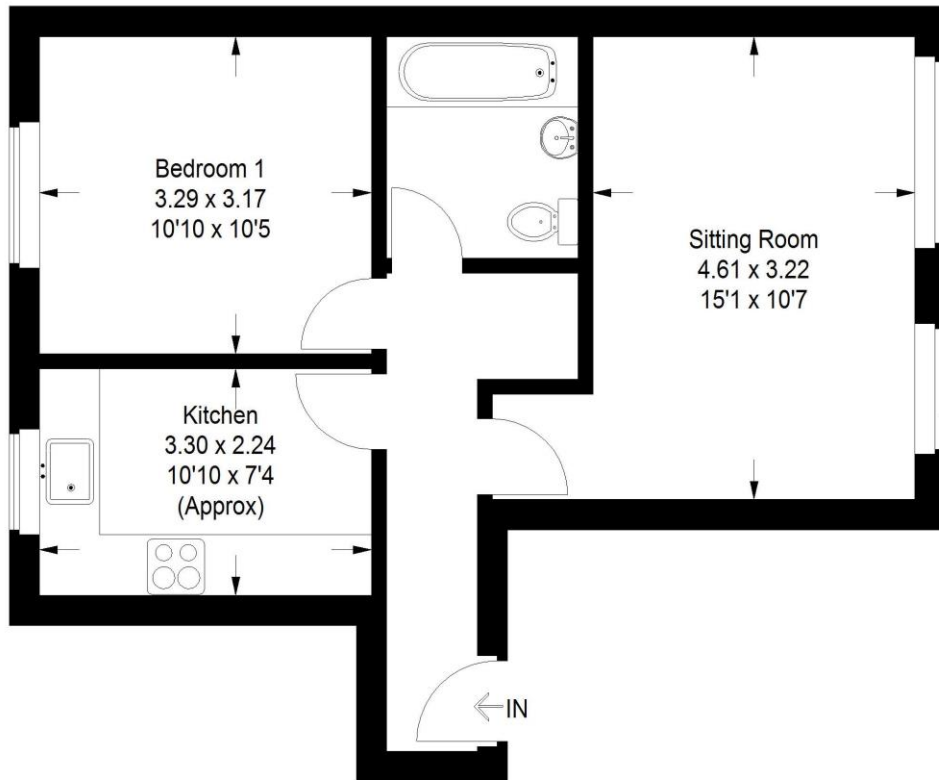


**VIEWING ARRANGEMENTS** By appointment with Hunters:  
398A Long Lane, Hillingdon, Middlesex, UB10 9PG

**OPENING HOURS**  
Monday - Thursday: 09:00 - 19:00  
Friday: 09:00 - 18:00  
Saturday: 09:30 - 16:30  
Sunday: closed



Approximate Gross Internal Area = 45.7 sq m / 492 sq ft



### Ground Floor Flat

Illustration for identification purposes only, measurements are approximate, not to scale.

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#### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

