

**2 Bed Flat**

**Offers in Excess of  
£230,000**



## **Westcombe Lodge UB4 8HQ**

\*\*\*\* A RETIREMENT FLAT\*\*\*\*

NO UPPER CHAIN! for this well presented and spacious purpose built 2 bedroom ground floor maisonette forming part of a 24 hour 'Warden' assisted RETIREMENT development set back off the Uxbridge Road at Hayes End. The property has Economy 7 heating and double glazed windows, entrance hall, good sized lounge with doors opening onto a small private patio and well tended communal lawns, rose bushes, flower beds and seating areas. Fitted kitchen, 2 bedrooms and a shower room with walk in shower.

Residence private car park with parking space. Westcombe Lodge also has a cosy social lounge with organised activities. The property benefits from a new 189 year lease and service charges are approx £300 pcm. (Please note all residence have to be over 55 years old)

## **Accommodation**

'Warden' Assisted  
Retirement Flat

Ground Floor + 2  
Bedrooms

Picturesque Gardens

189 Year Lease

No Upper Chain

Residence Social Lounge

Private Car Park

Close To Shops/Bus  
Routes

## Ground Floor

**Entrance Hall** - E7 heater, 2 storage cupboards, doors to all rooms.

**Lounge** - 15' 1" x 11' 1" (4.6m x 3.4m) E7 heater, double glazed windows to side and double glazed door to gardens.

**Reverse View** -

**Kitchen** - 7' 6" x 6' 2" (2.3m x 1.9m) Fitted wall & base units, stainless steel sink with mixer tap, electric cooker, space for washing machine & fridge/freezer, double glazed windows to front.

**Bedroom 1** - 13' 1" x 10' 0" (4m x 3.05m) E7 heater, double glazed windows to rear.

**Bedroom 2** - 12' 0" x 6' 10" (3.67m x 2.1m) Double glazed windows to front.

**Reverse View** -

**Shower Room** - 10' 0" x 7' 4" (3.05m x 2.25m) Walk in shower, hand wash basin, low level wc, heated towel rail, double glazed windows to front.

**External** - Lounge doors open onto a small private patio and picturesque communal lawns with rose bushes, flower beds and seating areas. Residence private car park with parking space.

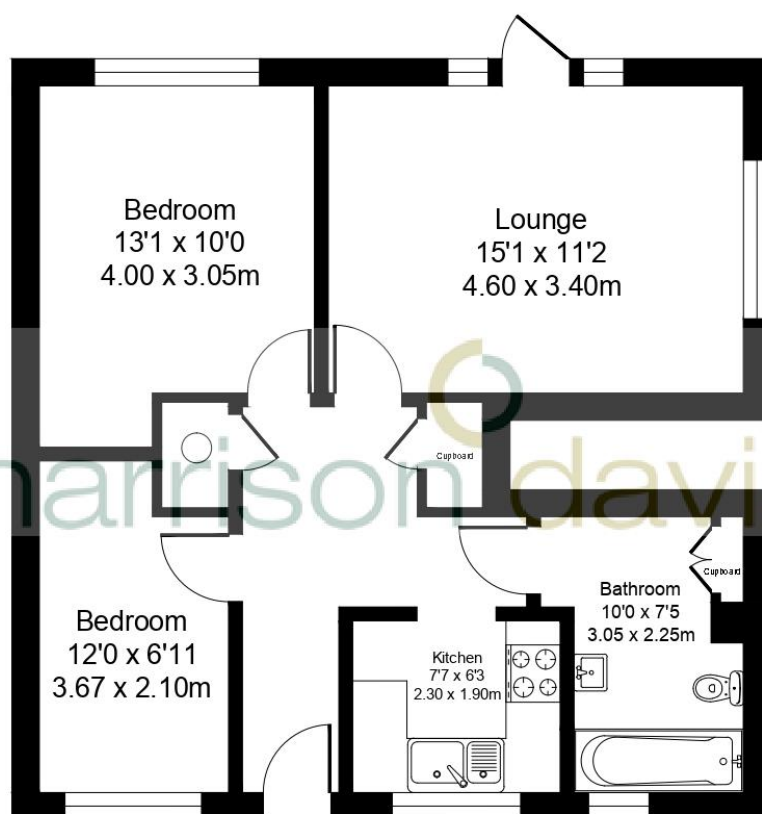
**Main Building** -







**Ground Floor**  
**Approx. 57.0 sq meters (613.97 sq feet)**



**Total Area Approx. 57.0 sq meters (613.97 sq feet)**

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		