

## 40 Woodlea Court

Verona Close, Uxbridge, Middlesex, UB8 2LJ

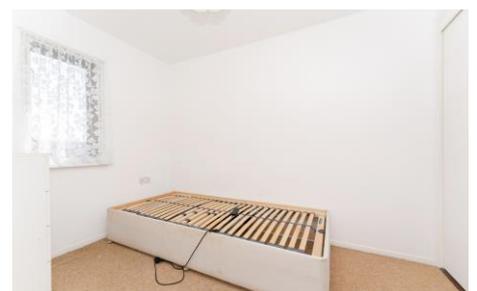
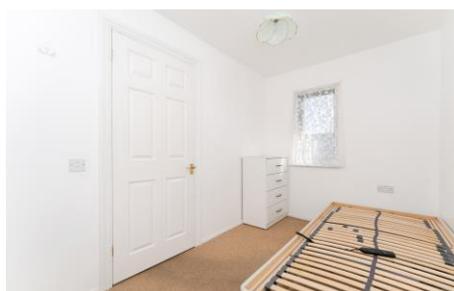


**PRICE: Offers in the region of £130,000**

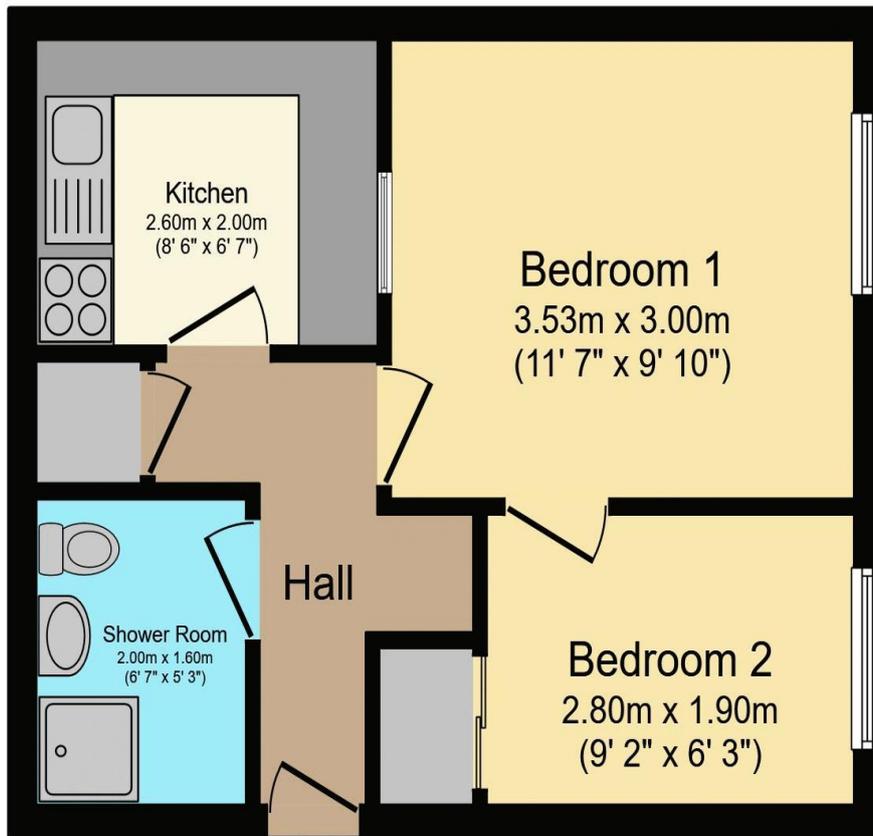
**\*\* OFFERED CHAIN FREE \*\* A SECOND FLOOR ONE BEDROOM RETIREMENT APARTMENT WHICH HAS BEEN REDECORATED AND RECARPETED** Woodlea Court is a purpose built Anchor Hanover development for those aged 55. The site is conveniently positioned in the Uxbridge suburb of Cowley, and whilst the 47 apartments are situated in a quiet close the adjoining road offers a supermarket, bakery and cafe. Residents enjoy the services of a visiting Estate Manager, as well as the option of booking the Guest Room so family and friends can stay. Communal features include gardens and parking and residents enjoy easy access to bus links serving West Drayton as well as the busy town of Uxbridge. It is a condition of purchase that residents be over the age of 55 years, Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

Communal Gardens and Parking  
Visiting Estate Manager  
Purpose Built Retirement Living for the over 55's  
Quiet Location

Easy reach of Shops and Bus Links  
Lift to all Floors  
Guest Suite  
Lease : tbc



**For more details or to make an appointment to view, please contact Mandy Bolwell**



Total floor area 31.1 sq.m. (335 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Score	Energy rating	Current	Potential	For Financial Year Ending:
92+	A			TBC
81-91	B			Annual Ground Rent:
69-80	C			£TBC
55-68	D	64 D	72 C	Ground Rent Period Review:
39-54	E			Annual Service Charge:
21-38	F			£TBC
1-20	G			Council Tax Band:
				B
				Event Fees:
				0% Transfer
				0% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:  
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.