

How to buy a designer home and contents all in one go

... as long as you are over 55-years-old

Here's your chance to walk into a designer show home and buy it all – the whole caboodle: table lamps, mirrors, pictures, the lot. Providing your budget is equal to the £435,000 asking price, there's only one condition: you have to be over 55.

The des res with everything included is one of the last four remaining houses at Denham Garden Village, the new development for the retirement age group off Denham Green Lane at Denham.

It has two ensuite bedrooms, attractive living room and dining room, downstairs cloakroom and a kitchen fully equipped with a fridge/freezer, washing machine and cooker.

All the co-ordinating curtains and carpets are included, so are the light fittings and the crockery and cutlery set for dinner on the dining room table. What you see is what you get.

"Buying the designer show home avoids all the traipsing round shops looking for the right furnishings," says Tony Tench, project manager at the village.

He admits shopping to create the perfect home is one of the perks of downsizing for some but for others, particularly men, it

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would be a chore they'd be delighted to dodge.

Once new residents have settled into their new surroundings, they are spoilt for choice for how to fill their time.

Villagers can take a daily swim in the heated swimming pool, raise their fitness level in the gym, improve their cueing action in the snooker room, widen their social circle by making new friends and whizz off on holidays knowing there are plenty of people around to keep an eye on their property.

The majority of houses have a garage and all have parking space in the drive.

The station with Chiltern Line trains to London is only ten minutes walk down the road but there's plenty to do on your own doorstep if you chuck away your car keys and rely on the village for your leisure pursuits.

Facilities include a cafe/bar open all day from breakfast through to dinner, a village shop and post office, health and fitness suite, residents' library, doctor's surgery and a covered winter

garden in the attractive grounds.

There's a village hall for community events and private parties, domestic help available for cleaning, shopping and jobs like ironing and a handy man to fix the thousand and one things that need fixing.

Charges for assistance in the house start at £10 an hour and the service charge for the amenities is around £113 a month.

Should you eventually reach the point when you're not in the best of health, there's 24 hour emergency cover and someone to give you a hand to enable you to retain your independence and stay put in your own home when in other circumstances you'd be forced to move.

However if you do decide to sell, you can put your house up for sale in the usual way and take the full market value for the remaining term of your initial 125-year lease, just so long as your buyer is over 55.

The marketing suite in the village is open from 10-5 Monday to Friday and 10-4 at weekends.

The other three remaining houses are priced from £385,000. Apartments will be built in the next phase of the building programme.



Winter garden: The huge conservatory-type meeting place at Denham Garden Village for residents (above). A typical street in the village is pictured left

