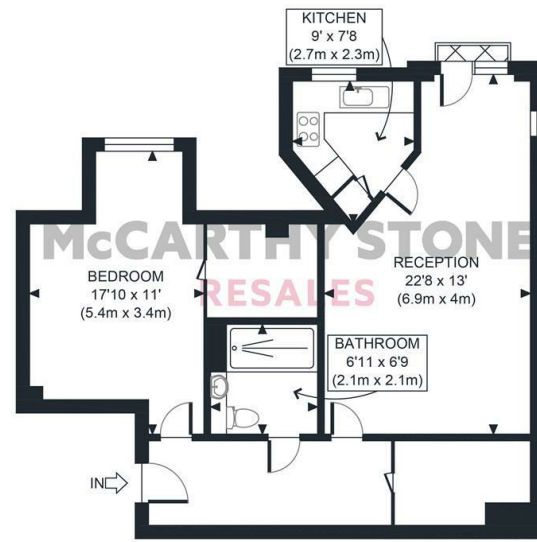


McCARTHY STONE RESALES

8 HEATHLANDS

BEACONSFIELD ROAD, SLOUGH, SL2 3FQ

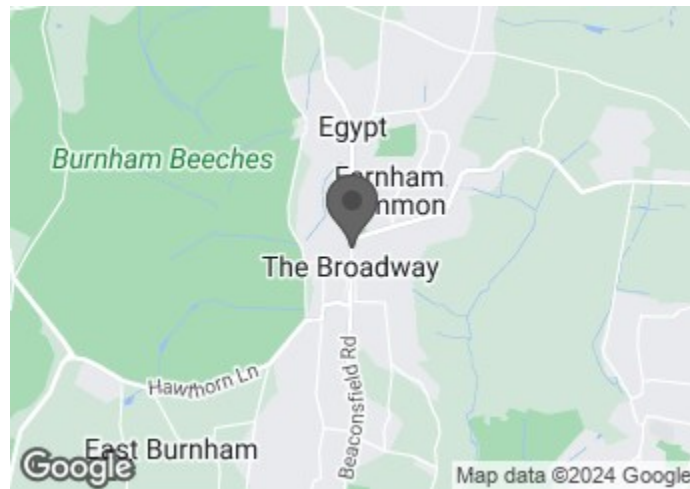


SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 695 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 695 SQ FT / 65 SQM	Heathlands
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 14/12/21 photoplan

COUNCIL TAX BAND: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



LIKE NEW this stunning and spacious one bedroom second floor apartment benefits from a double aspect living room with a juliet balcony and a westerly aspect within this exclusive and sought after retirement living development.

PRICE REDUCTION

ASKING PRICE £325,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

BEACONSFIELD ROAD, FARNHAM

1 BEDROOMS £325,000

SUMMARY

Located in The Broadway area of Farnham Common, Heathlands offers a selection of stylish 1 and 2 bedroom apartments, exclusively for retirees. Farnham Common is a beautiful village in Buckinghamshire, just 3 miles north of Slough and 3 miles South of Beaconsfield.

Enjoy coffee mornings with neighbours in the light and airy communal lounge, overflowing to a beautifully maintained patio area and landscaped gardens. Or invite your family and friends to visit and use the modern Guest Suite.

McCarthy Stone's award winning Retirement Living apartments artfully combine the freedom and privacy of independent living with all the benefits and companionship needed to make your retirement enjoyable and comfortable. With fantastic transport links and a sought-after location close to the town centre, homeowners at Heathlands can enjoy the variety of restaurants and local amenities just moments away.

ENTRANCE HALL

Spacious entrance hall with walk-in storage/airing cupboard. Illuminated light switches, apartment security door entry system and intercom. Emergency pull cord. Doors leading to bedroom, living room and shower room.

DOUBLE ASPECT LIVING ROOM

A well-proportioned double aspect living/dining

room benefitting from a glazed patio door and windows to side opening to a Juliet balcony with a westerly aspect. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen.

KITCHEN

Fully fitted modern style kitchen with gloss white cupboard doors and co-ordinating work surfaces. Contemporary ceiling lights. Stainless steel sink and drainer with chrome mixer tap. There is a NEFF integrated fridge/freezer and a fitted NEFF electric oven and microwave oven. There is also a fitted NEFF electric ceramic hob with a stainless steel extractor over and opaque glass splashback. Integrated dishwasher. Window with a westerly aspect.

BEDROOM

A large double bedroom with door to walk-in wardrobe with shelving and hanging rails making a fantastic addition to this delightful bedroom. Raised electrical sockets. TV and phone point and ceiling lights.

SHOWER ROOM

Modern suite comprising of; close-coupled WC, vanity wash-hand basin with fitted furniture surround including storage below, illuminated mirror cabinet with integrated shaver point and down lights over, walk-in level access shower with thermostatically controlled shower and grab rails. Partially tiled walls and wet room flooring, electric heated ladder style towel rail, emergency pull cord and ceiling spot light.

SERVICE CHARGE (BREAKDOWN)

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £4,146.30 per annum (for financial year ending 30/06/24)

LEASEHOLD

999 year lease from Jan 2018
Ground Rent £425 per annum
Ground rent review date: Jan 2033

CAR PARKING

This apartment is being offered for sale with its own allocated car parking space.

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

