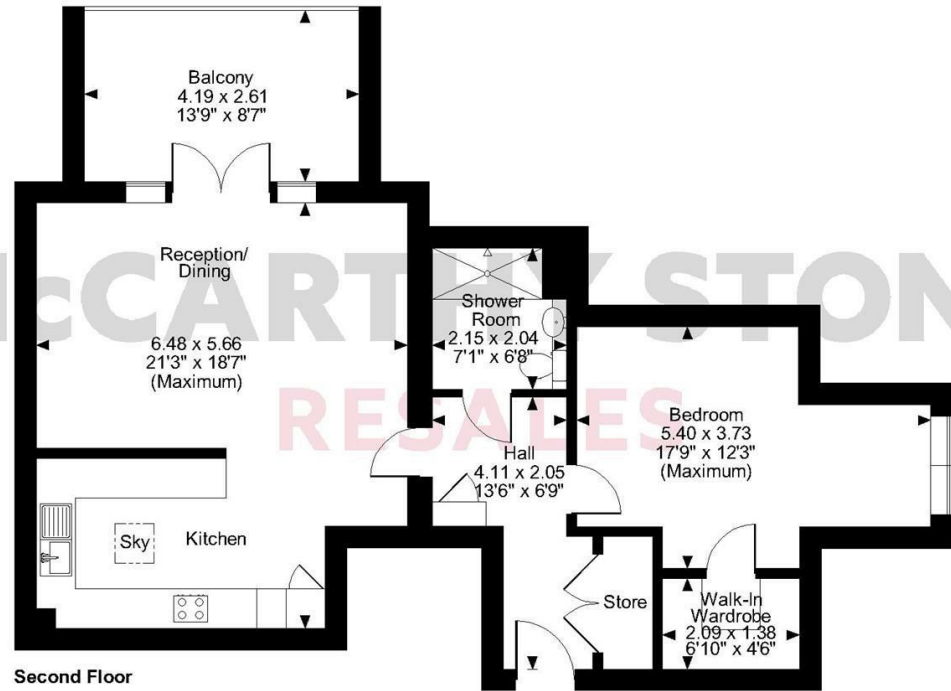
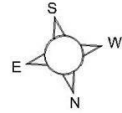


Heathlands, Beaconsfield Road, Farnham Common, Slough,
 Approximate Gross Internal Area
 743 Sq Ft/69 Sq M
 Balcony external area = 118 Sq Ft/11 Sq M



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		79	79

**McCARTHY STONE
 RESALES**

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**McCARTHY STONE
 RESALES**

**20 HEATHLANDS
 BEACONSFIELD ROAD, SLOUGH, SL2 3FQ**



Welcome to this charming retirement apartment located on Beaconsfield Road in the picturesque village of Farnham Common, Slough. This purpose-built apartment boasts a cosy reception room, a comfortable bedroom, and a well-maintained bathroom. The property features a convenient parking space for one vehicle, ensuring ease of access.

One of the highlights of this lovely apartment is the large south-facing walk-out balcony, perfect for enjoying the sunshine and fresh air. Ideal for those over 60, this property offers a peaceful and secure living environment. Don't miss the opportunity to make this apartment your new home!

ASKING PRICE £295,000 LEASEHOLD

For further details, please call **0345 556 4104**
 resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

BEACONSFIELD ROAD, FARNHAM COMMON, SLOUGH

MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

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 housing a NEFF washer/dryer. Illuminated light switches, apartment security door entry system and intercom. Emergency call system. Doors leading to bedroom, living room and shower room.

LIVING ROOM

An open plan living/dining room of generous proportions benefitting from twin glazed patio doors with windows either side opening to a large covered balcony. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets.

KITCHEN

A large open plan fully fitted modern style kitchen with gloss white cupboard doors with contrasting work surfaces. Breakfast bar. Tiled flooring. Light tunnel above sink. 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 splash back.

BEDROOM

A large double bedroom with door to a spacious 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.

1 BED | £295,000

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, glazed shower screen 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: £4,253.30 per annum (for financial year ending 30/06/25)

LEASEHOLD

999 year lease from 1st Jan 2018

Ground rent £425 per annum

Ground rent review date: 1st 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

