



SIMMONS & SON



The Pines, Slough, SL2 4FJ

75% Shared Ownership £125,000 Leasehold

75% SHARED OWNERSHIP - ASSISTED LIVING FOR THE OVER 55'S

Well presented two bedroom ground floor apartment, located in a modern development offering assisted living and continuing care for the over 55's. The property comprises of two bedrooms, modern fitted kitchen, wet room and a lounge/diner with French doors leading to a small patio overlooking well kept communal gardens. The property is conveniently located a mile from Slough town centre, close to Wexham Park golf club and a short drive to the M4 motorway.

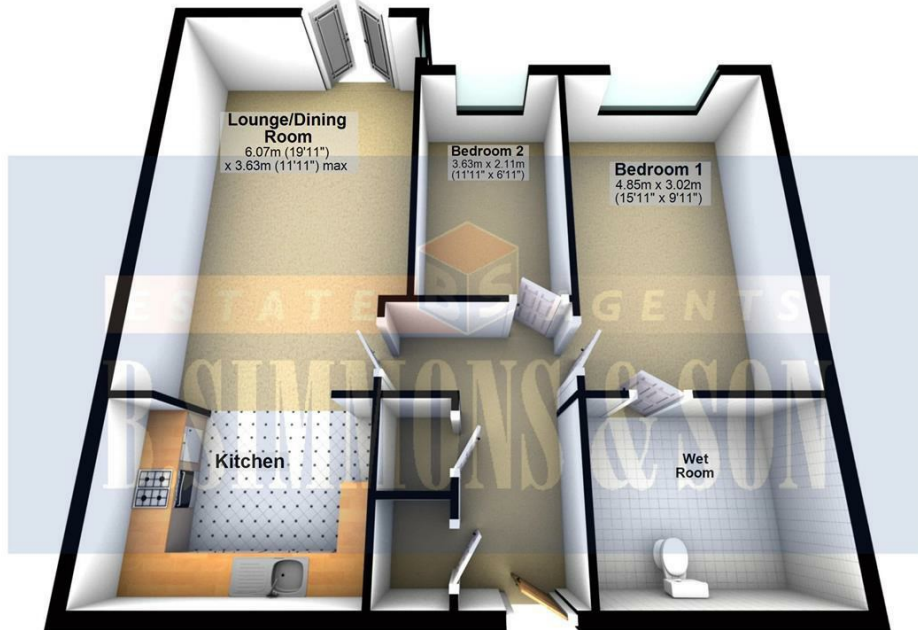


The Pines, Forest Close Slough, Berkshire, SL2 4FJ



Ground Floor

Approx. 71.0 sq. metres (764.3 sq. feet)



Total area: approx. 71.0 sq. metres (764.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose.
Plan produced using PlanUp.

- Ground Floor Apartment
- 19ft Lounge/Diner
- 75% Shared Ownership
- Wet Room
- Two Bedrooms
- 24/7 Care Available
- Over 55's only
- 50% Service Charge Discount for 1st 12 months & £100 towards new carpets (Sellers Incentive)
- EPC: B
- Range of Residents Facilities



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility. Intending purchasers or tenants should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. We have not carried out a survey or checked the services, appliances or fixtures and fittings. Room dimensions should not be relied upon for carpets or furnishings. No employee or partner of B Simmons & Son has authority to make or give any representation or warranty in relation to the property. All negotiations for this purchase must be made through B Simmons & Son.