



**SIMMONS & SON**



**Northampton Avenue, Slough, SL1 3FT**

**75% Shared Ownership £131,250 Leasehold**

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

Well presented two bedroom second floor apartment, situated in a quiet location within this modern development. Offering assisted living and continuing care for the over 55's the property is comprised of two bedrooms, modern open plan fitted kitchen, wet room and spacious lounge. The property is conveniently located a mile from Slough town centre, close to local shops and a short drive from the M4 motorway.

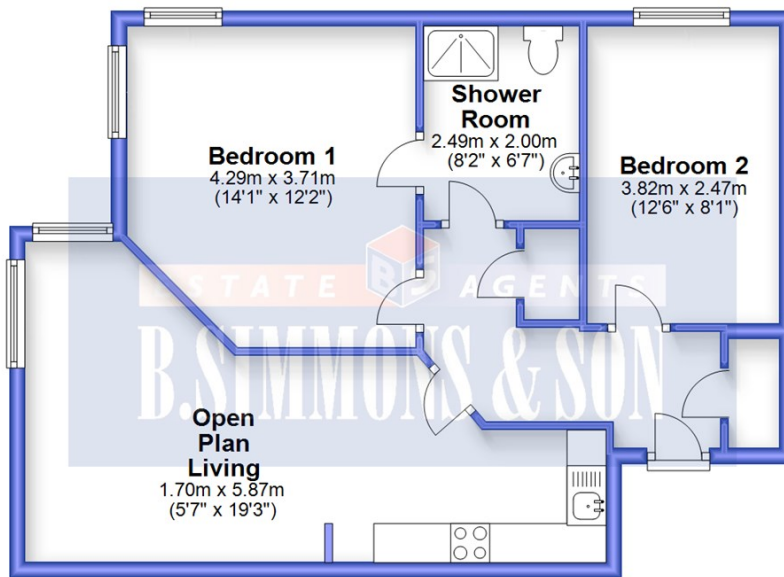


# Northampton Avenue, Slough, Berkshire, SL1 3FT



## Second Floor

Approx. 59.7 sq. metres (642.7 sq. feet)



Total area: approx. 59.7 sq. metres (642.7 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.

- Two Bedroom Apartment
- No Onward Chain
- Retirement Development
- Over 55's only
- 75% Shared Ownership
- 24/7 Care available
- £705.00 Per Month
- Communal Facilities
- Council Tax: Band C
- EPC : B



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.