



SIMMONS & SON



Northampton Avenue, Slough, SL1 3FT

75% Shared Ownership £125,000 Leasehold

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

The development offers assisted living for the over 55's enabling independent living with extra care available when, and if, necessary. Well presented one bedroom first floor apartment, situated in a quiet location, overlooking the courtyard garden within this modern development. The property is comprised of one bedroom, modern open plan fitted kitchen, wet room and spacious lounge. The property is conveniently located just off the Farnham Road offering convenient amenities, a mile from Slough town centre, and a short drive from the M4 motorway. Service charge includes heating, hot water and laundry.

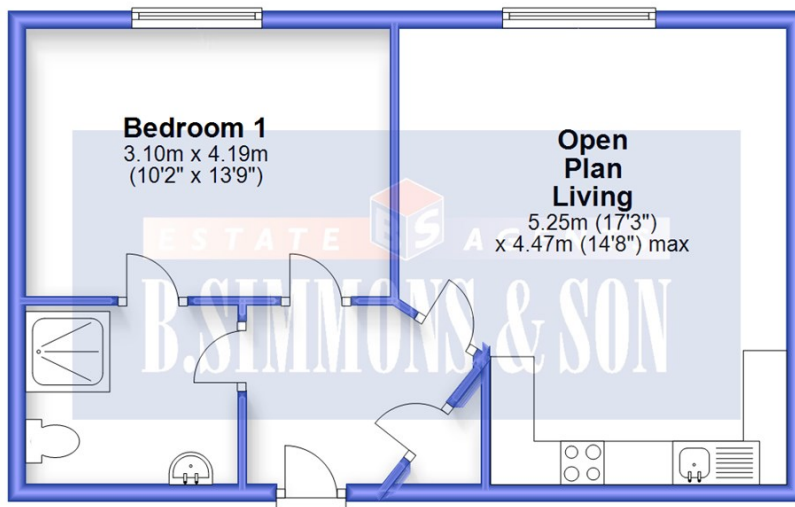


Northampton Avenue, Slough, Berkshire, SL1 3FT



First Floor

Approx. 46.0 sq. metres (495.6 sq. feet)



Total area: approx. 46.0 sq. metres (495.6 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.

- Retirement Apartment
- Communal Facilities
- One Bedroom
- Wet Room
- 75% Shared Ownership
- Service Charge: £603.90 per month includes Water, Laundry & Heating
- Optional 24/7 care available
- Council Tax: Band C
- Open Plan Kitchen
- EPC - B



| 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 | |