



# SIMMONS & SON



## The Pines, Slough, SL2 4FJ

**£160,000 Leasehold**

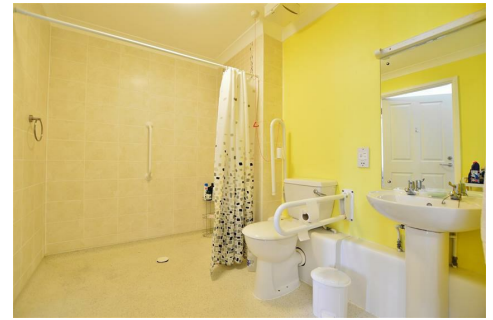
### 75% SHARED OWNERSHIP - ASSISTED LIVING FOR THE OVER 55'S

Well presented and rarely available one bedroom ground floor garden apartment, located in a modern development offering assisted living and continuing care for the over 55's. The property comprises of double bedroom, modern fitted kitchen, wet room and lounge/diner with French doors leading to patio area and 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. 57.4 sq. metres (617.3 sq. feet)



Total area: approx. 57.4 sq. metres (617.3 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
- One Bedroom
- 75% Shared Ownership
- Range of Residents Facilities
- Over 55's only
- Fitted Kitchen
- Wet Room
- 24/7 Care Available
- EPC- C
- Council Tax - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	87
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	