



# SIMMONS & SON



**Forest Close, Wexham, SL2 4FJ**

**75% Shared Ownership £150,000 Leasehold**

**ONE BEDROOM RETIREMENT APARTMENT - WELL PRESENTED THROUGHOUT**

Well presented one bedroom first floor 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 with views of the communal gardens and entrance. 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 complex benefits from communal socialising room, shop, hairdresser salon, restaurant, laundry room, cinema room, library and electric scooter store room with charger plug points.



# Forest Close, Wexham, Berkshire, SL2 4FJ



## Ground Floor

Approx. 51.7 sq. metres (556.4 sq. feet)



Total area: approx. 51.7 sq. metres (556.4 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.

- 75% Shared Ownership
- Over 55's only
- One Bedroom First Floor Apartment
- Fitted Kitchen
- Wet Room
- Communal Gardens
- Council Tax Band : C
- Service Charge & Ground Rent : £450.38 inc Heating, Water,
- Lease Remaining Years : 108 Years
- EPC : B



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			
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			
(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	

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.