

Asking Price £425,000 Leasehold

2 Bedroom, Apartment - Retirement

21, Beeches Lodge 1-46 Reedham Road, Burnham, Slough, Buckinghamshire, SL1 8FD

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Beeches Lodge

Beeches Lodge is a prestigious development of 46 one and two-bedroom properties, ideally located in the heart of the village just a few hundred yards from the Post Office and Burnham Village Store.

The village has a traditional High Street with many buildings dating from the 18th and 19th century and parts of others are even older such as St Peter's Church with it's roots in the 12th century. There are two small supermarkets, a variety of eateries, coffee shops, hairdressers, bakers, health and beauty, natural food shops and a weekly market.

Transport Links for Burnham are good with Burnham Railway Station offering services to London Paddington and Reading, with trains continuing to and from Didcot. Buses serve the local area offering services to the local towns of Slough, Maidenhead and Bracknell.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Beeches Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivaled peace of mind.

Beeches Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Beeches Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.







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Property Overview

DRAFT PARTICULARS - Awaiting verification from the seller

TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH JULIET BALCONY

Welcome to Beeches Lodge! Churchill Sales & Lettings are delighted to be marketing this wonderful two-bedroom first floor apartment presented in fantastic order throughout.

The Living Room offers a feature electric fireplace with attractive surround. There is ample space for living and dining room furniture and a French door opens to a Juliet balcony with lovely views of the communal gardens.

The Kitchen is accessed via the Living room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a frost-free freezer and washer/dryer. A window provides light and ventilation.

Bedroom One is a generous double room with built-in mirrored wardrobe plus an additional storage cupboard. An en-suite offers a curved shower with handrail, a WC, wash basin with vanity unit beneath and a heated towel rail. A large window keeps this lovely bedroom bright and airy.

Bedroom Two is another good-sized double room with a built-in mirrored wardrobe. There is plenty of space for additional furniture if desired. This room could also be used as a separate Living Room, Study or Hobby Room.

The Bathroom offers a bathtub with overhead shower, a heated towel rail, WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful walk-in storage cupboard located off the Hallway.

This apartment simply must be viewed!







Features

- Two bedroom two bathroom apartment
- Gardens views from the Living room and both bedrooms
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Owners' private car park
- Great location close to the town centre & excellent transport links
- A Guest Suite is available for your friends and family to stay in







Key Information

Service Charge (Year ending 30th November 2027): £5,054.05 per annum.

Ground Rent: £625 per annum. To be reviewed 1st February 2027.

Council Tax: Band D

999 year Lease commencing 2020

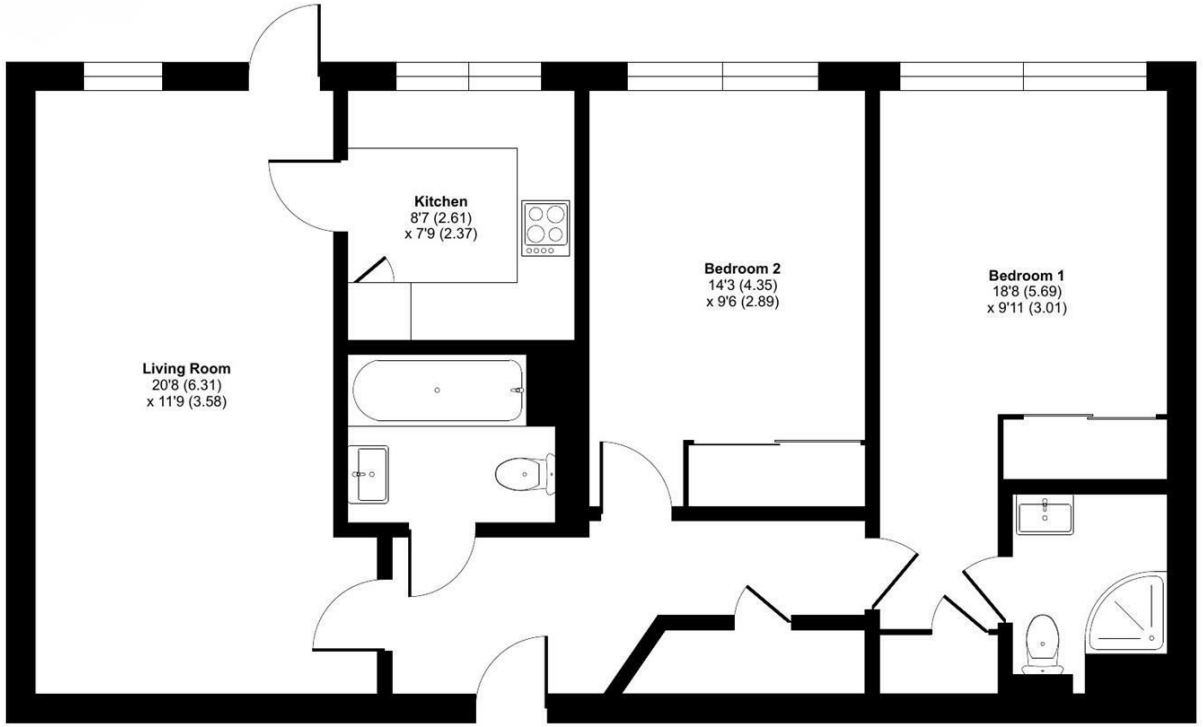
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include Careline system, buildings insurance, water and sewerage rates, Ground Source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

EPC Rating: B

Approximate Area = 804 sq ft / 74.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1466404

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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