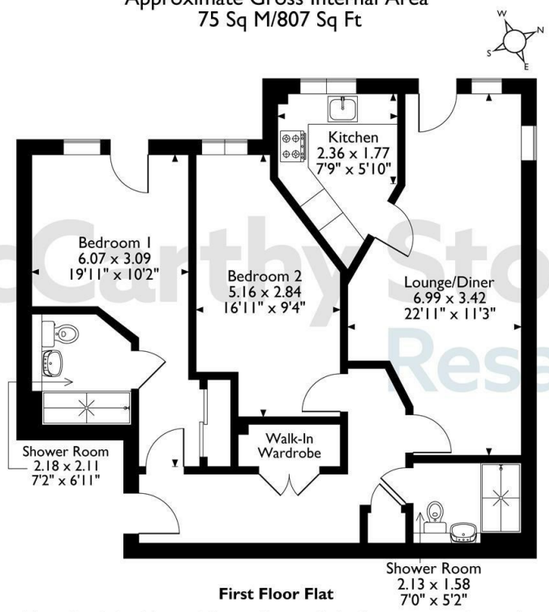
McCarthy Stone
Resales

4 Heathlands, Beaconsfield Road, Farnham Common, Slough
Approximate Gross Internal Area
75 Sq M/807 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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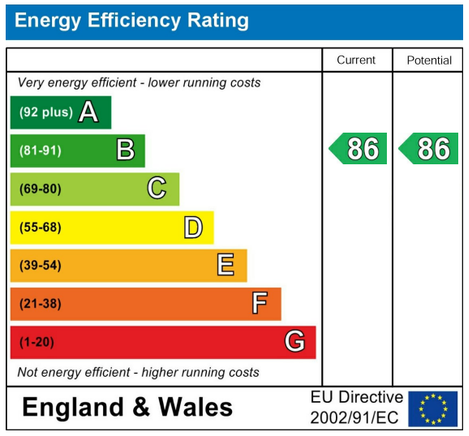
Council Tax Band: E



This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you

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The Property Ombudsman

McCarthy Stone
Resales

4 Heathlands

Beaconsfield Road, Slough, SL2 3FQ

PRICE REDUCED

PRICE REDUCTION

Asking price £350,000 Leasehold

A light and spacious TWO bedroom apartment situated on the FIRST FLOOR with LIFT access. This apartment boasts a modern kitchen with INTEGRATED appliances, TWO shower rooms and a spacious living area with ample room for dining, comfortable seating and a patio door opening onto a Juliette Balcony. Heathlands, a McCarthy Stone retirement development is nestled in Farnham Common and features landscaped gardens as well as a Homeowner's lounge where SOCIAL events take place.

Ideal for those over 60, this property offers a peaceful and secure living environment. Don't miss the opportunity to make this apartment your new home!

Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Heathlands. Beaconsfield Road, Farnham

2 Bed | £350,000

PRICE REDUCED

Summary

Located in The Broadway area of Farnham Common, Heathlands offers a selection of stylish 1 and 2 bedroom apartments, exclusively for retirees. Farnham Common is a beautiful village in Buckinghamshire, just 3 miles north of Slough and 3 miles South of Beaconsfield.

Enjoy coffee mornings with neighbours in the light and airy communal lounge, overflowing to a beautifully maintained patio area and landscaped gardens. Or invite your family and friends to visit and use the modern Guest Suite.

McCarthy Stone's award winning Retirement Living apartments artfully combine the freedom and privacy of independent living with all the benefits and companionship needed to make your retirement enjoyable and comfortable. With fantastic transport links and a sought-after location close to the town centre, homeowners at Heathlands can enjoy the variety of restaurants and local amenities just moments away.

Entrance Hall

Spacious entrance hall with walk-in storage/airing cupboard. Illuminated light switches, apartment security door entry system and intercom. Emergency call system. Doors leading to bedrooms, living room and shower rooms.

Living Room

An open plan living/dining room of generous proportions benefitting from a double glazed patio door opening onto a Juliette balcony. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door opens onto the separate kitchen.

Kitchen

A fully fitted modern style kitchen with sleek high gloss white cupboard doors with contrasting wooden effect laminate work surfaces over. Tiled flooring. Stainless steel sink and drainer with chrome mono lever mixer tap sits beneath the doble glazed window. There is an integrated fridge/freezer and a fitted waist height NEFF electric oven and microwave oven above (for minimal bend) There is also a fitted NEFF electric ceramic hob with a stainless steel extractor over and opaque glass splash back.

Master Bedroom

A generously sized double bedroom, tastefully decorated and neutrally carpeted throughout. This bedroom boasts a westerly facing Juliette balcony which is accessed via a double glazed patio door and allows for ample daylight to flood the room. Access to en-suite. Raised electrical sockets. TV and phone point and ceiling light points.

En-Suite

An en-suite accessed via a door from the master bedroom, tiled throughout. Fully fitted modern suite comprising; a low level access shower with glass screen, WC, basin and vanity unit.

Bedroom Two

A spacious double bedroom, neutrally decorated and carpeted throughout. This room has the potential to be utilised as a hobby room, study or additional dining area. Raised power sockets, tv points and ceiling light points.

Shower Room

Modern suite comprising; close-coupled WC, vanity wash-hand basin with fitted furniture surround including storage below, illuminated mirror cabinet with integrated shaver point and down lights over, walk-in level access shower with thermostatically controlled shower, glazed shower screen and grab rails. Partially tiled walls and wet room flooring, electric heated ladder style towel rail, emergency pull cord and ceiling spot light.

Service Charge (Breakdown)

• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• 24-hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £6,699.63 per annum (for financial year ending 30/06/27)

Check out benefits you may be entitled to (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

Leasehold

999 year lease from 1st Jan 2018
Ground rent £495 per annum
Ground rent review date: 1st Jan 2033

Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.
• Part Exchange service to help you move without the hassle of having to sell your own home.
• Removal Services that can help you declutter and move you in to your new home.
• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

• Fibre to the cabinet broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage