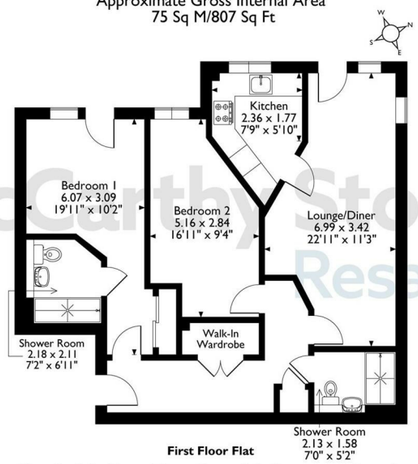
Excellent

Trustpilot

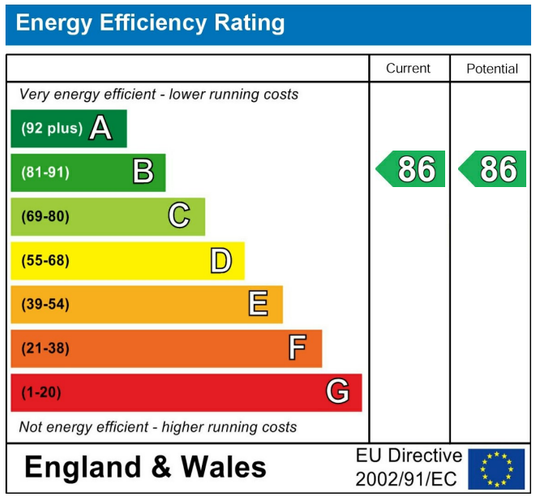
McCarthy & Stone
Resales.

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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Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman









## 4 Heathlands

Beaconsfield Road, Slough, SL2 3FQ

2 2 Council Tax Band: E

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 4 Heathlands could be the ideal place for you. Contact our team to arrange an appointment to view.

## Asking price £350,000
## Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

### Why you'll love living here:

- On site House Manager
- 24 hour emergency call system
- Large south facing walk-out balcony
- Lift to all floors
- Communal lounge
- Landscaped garden and patio area
- Guest suite for family or friends
- Close to local amenities
- Wheelchair accessibility
- Part exchange available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

# 4 Heathlands, Slough

2 | 2 | Asking price £350,000

## Heathlands
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.

## Local Area
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.

## Apartment Summary
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*

## 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

## Landscaped Gardens
One of the main social hubs of Heathlands is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

## Social Lifestyle
The Communal Lounge is at the heart of the community at Heathlands and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

## 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













