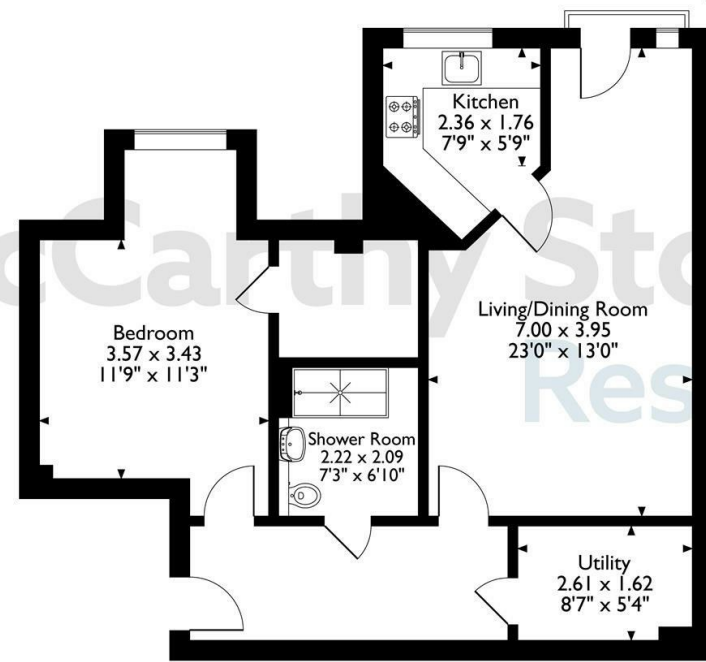


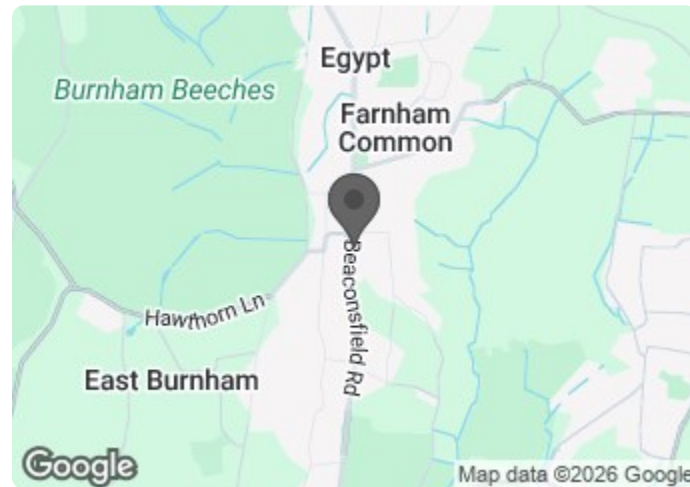
8 Heathlands, Beaconsfield Road, Farnham Common, Slough  
Approximate Gross Internal Area  
69 Sq M/743 Sq Ft



**Third Floor**

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 8 Heathlands

Beaconsfield Road, Slough, SL2 3FQ



### Asking price **£269,950 Leasehold**

A very well presented and spacious one double bedroom apartment situated on the second floor of the exclusive and sought after retirement living development, Heathlands.

The apartment benefits from well proportioned accommodation throughout and a lounge dining room boasting a WEST FACING JULIET BALCONY.

**Call us on 0345 556 4104 to find out more.**

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

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# Heathlands, Beaconsfield Road, Farnham Common, Slough

1 Bed | £269,950

## Summary

Located in The Broadway area of Farnham Common, Heathlands offers a selection of stylish 1 and 2 bedroom apartments, exclusively for retirees.

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.

Farnham Common is a beautiful village in Buckinghamshire, just 3 miles north of Slough and 3 miles South of Beaconsfield. 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 pull cord. Doors leading to bedroom, living room and shower room.

## Living Room

A well-proportioned living/dining room benefitting from a glazed patio door (with floor to ceiling window to side) opening to a Juliet balcony with a westerly aspect. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen.

## Kitchen

Fitted modern style kitchen with gloss white cupboard doors and co-ordinating work surfaces. Stainless steel sink and drainer with chrome mixer tap. There is a NEFF integrated fridge/freezer and a fitted NEFF electric oven and microwave oven. There is also a fitted NEFF electric ceramic hob with a stainless steel extractor over and opaque glass splashback. Integrated dishwasher. Window with a westerly aspect. Contemporary ceiling lights.

## Bedroom

A large double bedroom with door to walk-in wardrobe boasting shelving and hanging rails, making a fantastic addition to this delightful bedroom. Raised electrical sockets. TV and phone point and ceiling lights.

## Shower Room

Modern suite comprising of; 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 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

re-decoration of communal areas

- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager. Service charge: Financial year ending 30/06/2026 £4,370.23

## Lease Information

Lease Length: 999 year lease from Jan 2018

Ground Rent £425 per annum

Ground rent review date: Jan 2033

## Car Parking

This apartment is being offered for sale with its own allocated car parking space.

## Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

