

Reedham Road

Burnham • • SL1 8FD

: £299,950



coopers
est 1986

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Brand New Retirement Apartment

Offering a fantastic opportunity to be the first occupant, this brand new one bedroom, second floor retirement apartment is ideally situated in the centre of Burnham. Designed for comfortable and independent living, the property combines modern interiors with the benefits of a welcoming retirement community.

The accommodation comprises a light and airy reception room, a well proportioned bedroom, a contemporary fitted kitchen and a stylish shower room. Carpets, curtains and a fireplace are also included, allowing for an easy move-in. Residents can further enjoy beautifully landscaped communal gardens, comfortable lounge areas and convenient on site parking.

The development is ideally positioned close to Burnham Station, offering Elizabeth Line connections, alongside a variety of local shops and village amenities.

At least one purchaser must be aged 60 or over.

Newly Built Retirement Home

Requires At Least One Owner Over 60

24-Hour Careline System

Long Lease

Lodge Manager Available 5 Days A Week

Owners' Lounge & Kitchen With Social Events

Owners Private Car Park

Guest Suite Available For Visitors

Prime Location With Local Amenities Close By

Available Now

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







Schools:

St Peter's Church of England Primary School 0.2 miles
 Burnham Grammar School 0.3 miles
 Our Lady of Peace Catholic Primary and Nursery School 0.6 miles



Train:

Burnham Station 0.9 miles
 Taplow Station 1.3 miles
 Maidenhead Station 3.0 miles



Car:

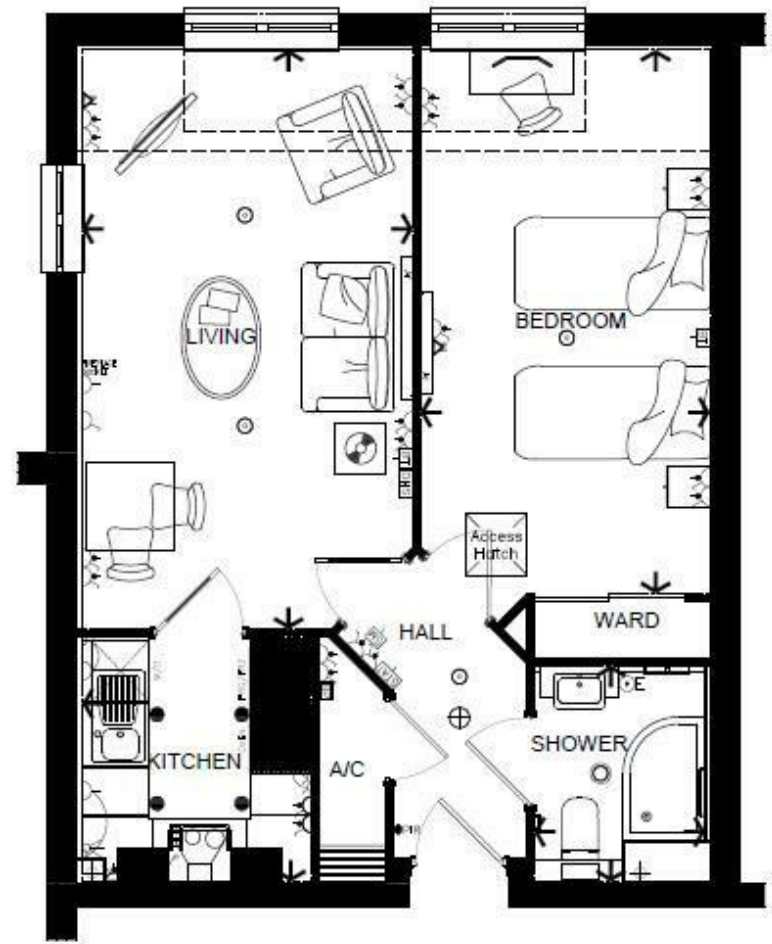
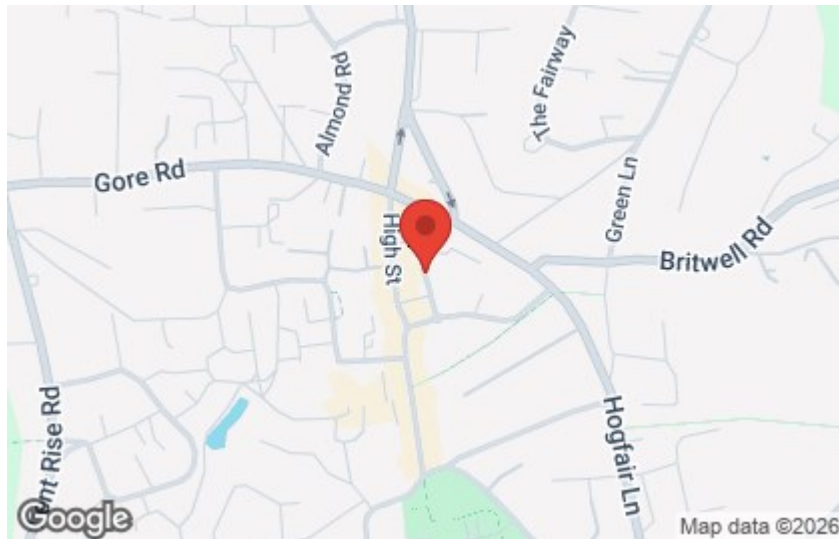
M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



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01628 232 550

42 Queen Street, Maidenhead,
 SL6 1HZ

maidenhead@coopersresidential.co.uk

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	82	82
EU Directive 2002/91/EC		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.