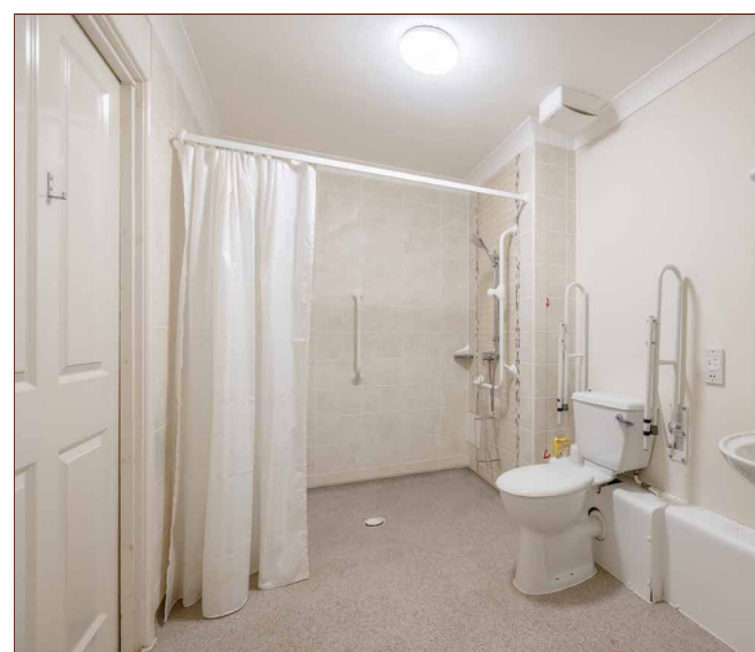
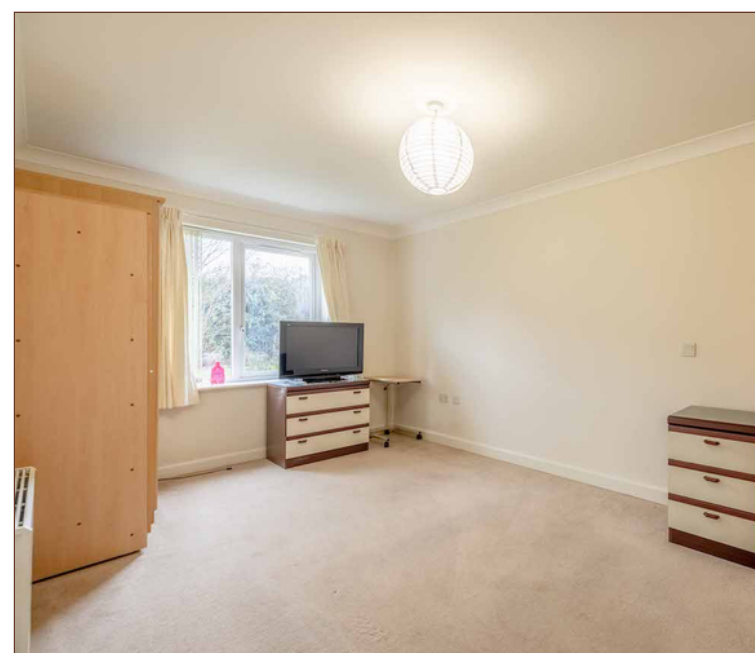




Oakwood Estates is delighted to offer this beautifully spacious and well-presented two-bedroom apartment, set within the highly regarded Pines Extra Care Housing development. Finished to a modern standard, the apartment provides generous accommodation designed with comfort, practicality, and ease of living in mind. With No Onward Chain (it is not a probate property).

The Pines is an exclusive, purpose-built development of 70 apartments, specifically designed for residents aged 55 and over who wish to enjoy independent living with the reassurance of extra care facilities on hand. Residents benefit from an impressive range of on-site amenities, including a professionally run hair salon, cinema room, restaurant serving daily meals, hobbies and crafts room, library, and a guest suite for visiting friends and family.

Ideally positioned on the quieter outskirts of Slough, the development offers a peaceful setting while remaining conveniently close to essential local amenities. Wexham Park Hospital, a nearby post office, and excellent public transport links are all easily accessible, making day-to-day living both simple and convenient. This property is ideally suited to those looking to downsize, enjoy a secure and sociable community or embrace a low-maintenance lifestyle.

The accommodation is located on the ground floor and is accessed via a secure communal entrance with video entry system, lift, and stairs. Inside, the hallway provides access to a storage cupboard, a separate shelving cupboard, an alarm cord, and an entry phone system.

The modern kitchen is fitted with a stylish range of wall and base units, complementary worktops with an inset sink, a built-in oven and hob, an integrated fridge/freezer, and plumbing for a washing machine or dishwasher. The spacious living room features radiators, dual-aspect double-glazed windows, and double doors opening onto a private patio, offering pleasant views over the communal gardens.

There are two well-proportioned bedrooms, both benefiting from electric radiators and double-glazed windows. The accessible bathroom/wet room can be entered from both the hallway and the main bedroom and is fitted with a wall-mounted shower unit, W.C., hand basin, and an alarm cord for added peace of mind.



Property Information

Floor Plan

- | | | | |
|---|--|---|---|
|  | LEASEHOLD PROPERTY - 107 YEARS REMAINING |  | COUNCIL TAX BAND - D (£2292.68) |
|  | 75 YEAR SHARED OWNERSHIP |  | GROUND RENT/SERVICE CHARGE £750 PER MONTH |
|  | NO ONWARD CHAIN |  | TWO BEDROOMS |
|  | PRIVATE PATIO AREA |  | OVER 55'S DEVELOPMENT ONLY |
|  | SECURE COMMUNAL ENTRANCE WITH VIDEO ENTRY SYSTEM |  | ON SITE FACILITIES |

					
x2	x1	x1	x20	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Tenure

Leasehold - 107 Years Remaining

The property is being sold with a 75% share, the freehold and 25% share are retained by Anchor Hanover

GROUND RENT/SERVICE CHARGE/RENTAL COST
£750 PER MONTH

Council Tax Band

Band D - £2,292.68 per year

Location

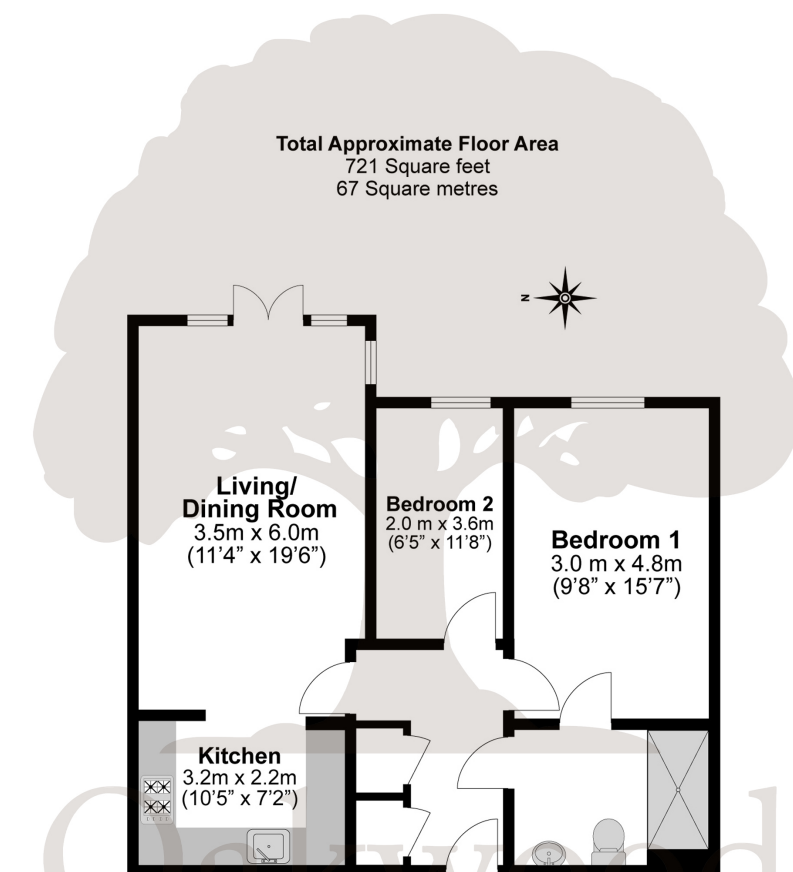
Wexham is a suburban village located in the South Bucks district of Buckinghamshire, England. Situated near Slough and within close proximity to London, Wexham offers a blend of rural tranquility and urban convenience. The village is known for its picturesque surroundings, including lush green spaces and charming countryside vistas. Wexham is also notable for its historic landmarks and cultural attractions, providing residents and visitors alike with opportunities for exploration and leisure activities. With its peaceful ambience and convenient access to nearby amenities, Wexham remains a desirable destination for those seeking a balance between suburban living and urban accessibility. The property is also close to Black Park and Langley Park.

Transport

The property benefits from convenient access to several nearby stations, including Langleigh, Slough, and Iwer, offering excellent connectivity to a range of destinations. Despite its peaceful, semi-rural setting, it is well connected by road, with easy access to major motorways including the M4, M25, and M40.

Council Tax

Band D



**Illustrations are for identification purposes only,
measurements are approximate, not to scale.**

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

