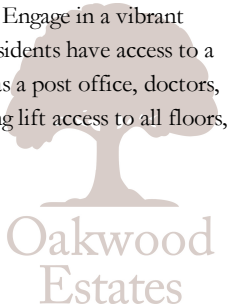




Oakwood Estates proudly welcomes this one-bedroom ground-floor apartment, nestled within a modern development tailored for those aged over 55 seeking assisted living and continuing care. Discover a generously sized bedroom, a stylish modern kitchen, a convenient wet room, and a spacious lounge/diner with French doors opening onto a charming patio overlooking beautiful communal gardens. Located just a mile from Slough town center, near the prestigious Wexham Park golf club, and with easy access to the M4 motorway, this property offers both comfort and convenience.

Upon entering this property, you are greeted by a spacious entrance hallway, featuring two convenient storage cupboards on the left and a thoughtfully designed bathroom to the right, tailored to accommodate those in need of assistance. The hallway leads seamlessly to the bedroom and the inviting lounge/diner room, which offers ample space for large sofas and a generously sized dining table. The light-filled lounge/diner, measuring 16'2" x 14'2", benefits from sunlight streaming through French doors opening onto a communal garden area, perfect for relaxation. Adjacent to the lounge/diner, the modern kitchen boasts practical spotlighting, integrated fridge/freezer units, and abundant storage cabinets. With a designated space for a washing machine and dishwasher, it's designed for convenience in everyday living. Next, you have a tranquil bedroom, spanning 15'3" x 8'6", which offers plenty of room for a king-size bed and is illuminated by pendant lighting. With the space to install fitted wardrobes for more storage solutions, there's also plenty of room for dressers and a chest of drawers to complement the plush carpeted flooring. Completing this apartment is the well-appointed bathroom, which doubles as a wet room, ideal for individuals with mobility needs. With entrances from both the bedroom and the hallway, this spacious bathroom features all the necessary amenities, ensuring comfort and convenience for residents.

Additionally, experience the exceptional benefits of living in this apartment. Within this modern development, residents can enjoy access to a variety of leisure facilities and optional care services designed to enhance their quality of life. From an on-site restaurant and Hair and Beauty salon to a fully equipped Healthy Living Suite and convenient laundry facilities, every aspect is thoughtfully crafted for your comfort and convenience. Engage in a vibrant community with activities ranging from singing, cinema, and theatre groups to knitting and reflexology sessions. As well as this residents have access to a Library/Reading room, a welcoming communal lounge, and a cinema/TV room for entertainment. With essential amenities such as a post office, doctors, and local shops nearby, residents can enjoy both convenience and connectivity. Our apartments also offer practical features including lift access to all floors, wheelchair accessibility, a 24/7 extra-care scheme, and an on-site care team, ensuring your comfort.





## Property Information

-  LEASEHOLD 111 YEARS REMAINING
-  NO CHAIN
-  LIVING/DINING ROOM
-  CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
-  SLOUGH STATION (CROSSRAIL) 1.5 MILES AWAY
-  COUNCIL TAX BAND C (£1,943P/YR)
-  COMMUNAL GARDEN
-  CLOSE TO WEXHAM PARK HOSPITAL
-  GOOD SIZE BEDROOM
-  FACILITIES WITHIN THE DEVELOPMENT

					
x1	x1	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### 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 tranquillity 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 Links

The property benefits from convenient access to nearby stations, including Langley at 11 miles, Slough at 1.5 miles and Iver at 2.2 miles, providing easy connectivity to various destinations. Despite its rural location, the property enjoys excellent transport links, with quick access to major motorways such as the M4, M25 and M40.

### Internet Speed

Ultrafast

### Mobile Coverage

5G Voice and Data

### Council Tax Band

Band C (£1,943 p/yr)

### Tenure

Leasehold - 111 years remaining

Ground Rent

### GROUND FLOOR

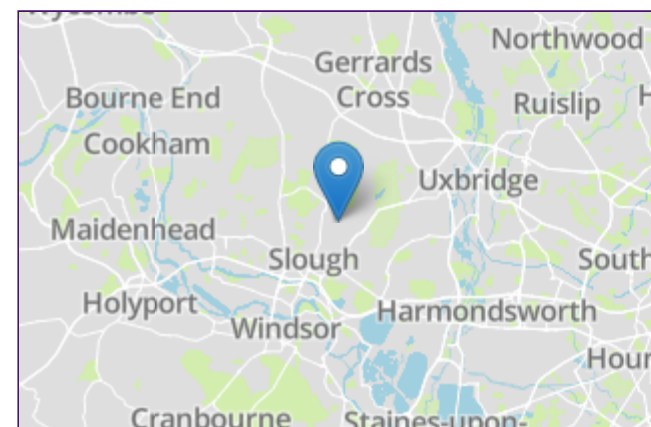
### Council Tax

Band C

## Floor Plan



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	