



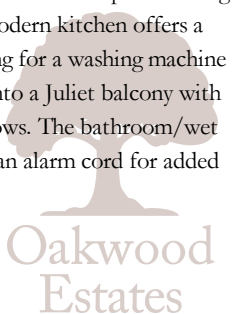
Oakwood Estates proudly presents this beautifully spacious and well-presented two-bedroom apartment, located on the second floor within the sought-after Pines Extra Care Housing development. This modern apartment benefits from elegant double doors opening onto a charming Juliet balcony, which provides delightful views across the landscaped communal gardens—perfect for enjoying fresh air and natural light from the comfort of your living space.

The property has been recently redecorated throughout in neutral tones, complemented by brand-new carpeting, offering a fresh and inviting feel that's ready for immediate occupancy. The layout is thoughtfully designed to support comfort, practicality, and ease of living.

The Pines is an exclusive, contemporary development comprising 70 purpose-built apartments, designed specifically for individuals aged 55 and over seeking a blend of independent living with the added reassurance of extra care facilities. Residents benefit from a wide range of superb on-site amenities, including a professionally run hair salon, a cinema room for social screenings, a restaurant serving daily meals, a well-equipped hobbies and crafts room, a library for quiet reading, and a guest suite available for visiting friends and family.

Conveniently located on the peaceful fringes of Slough, The Pines offers a perfect balance of tranquility and accessibility. Essential local amenities are within easy reach, including Wexham Park Hospital, a nearby post office, and excellent public transport connections via local bus routes. Whether you're downsizing, looking for a secure and social community, or simply wanting to enjoy a low-maintenance lifestyle, this apartment offers the ideal place to call home.

The accommodation is located on the second floor and is accessed via a secure communal entrance with a video entry system, lift, and stairs. Upon entering the apartment, the hallway features a storage cupboard, a separate shelving cupboard, an alarm cord, and an entry phone. The modern kitchen offers a stylish range of wall and base units, 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 benefits from radiators, dual-aspect double-glazed windows, and double doors opening onto a Juliet balcony with views of the communal gardens. There are two well-proportioned bedrooms, both with electric radiators and double-glazed windows. The bathroom/wet room is accessible from both the hallway and the main bedroom and includes a wall-mounted shower unit, W.C., hand basin, and an alarm cord for added safety.



Property Information

- LEASEHOLD PROPERTY - 106 YEARS REMAINING
- 75% SHARED OWNERSHIP
- 2ND FLOOR - WITH LIFT ACCESS
- COMMUNAL GARDENS
- SUPERB ON-SITE AMENITIES
- COUNCIL TAX BAND D (£2,298 P/YR)
- TWO BEDROOMS
- JULIET BALCONY
- OVER 55S
- SPACIOUS AND WELL-PRESENTED

| | | | | | |
|----------|-----------------|-----------|----------------|--------|--------|
| | | | | | |
| x2 | x1 | x1 | x1 | Y | N |
| Bedrooms | Reception Rooms | Bathrooms | Parking Spaces | Garden | Garage |

Tenure

Leashold
125 year lease which commenced 26th March 2007.
The property is being sold with a 75% share, the freehold and 25% share are retained by Anchor Hanover

Charges

Service charge from 1st April 2024 £640.95pcm which includes hot water and heating, water rates, 24/7emergency call system, on site care staff, secure entry phone system, maintenance and up keep of communal area and landscaped gardens, building insurance, launderette facilities and cleaning of outside windows.

Council Tax Band

D (£2,298 p/yr)

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.

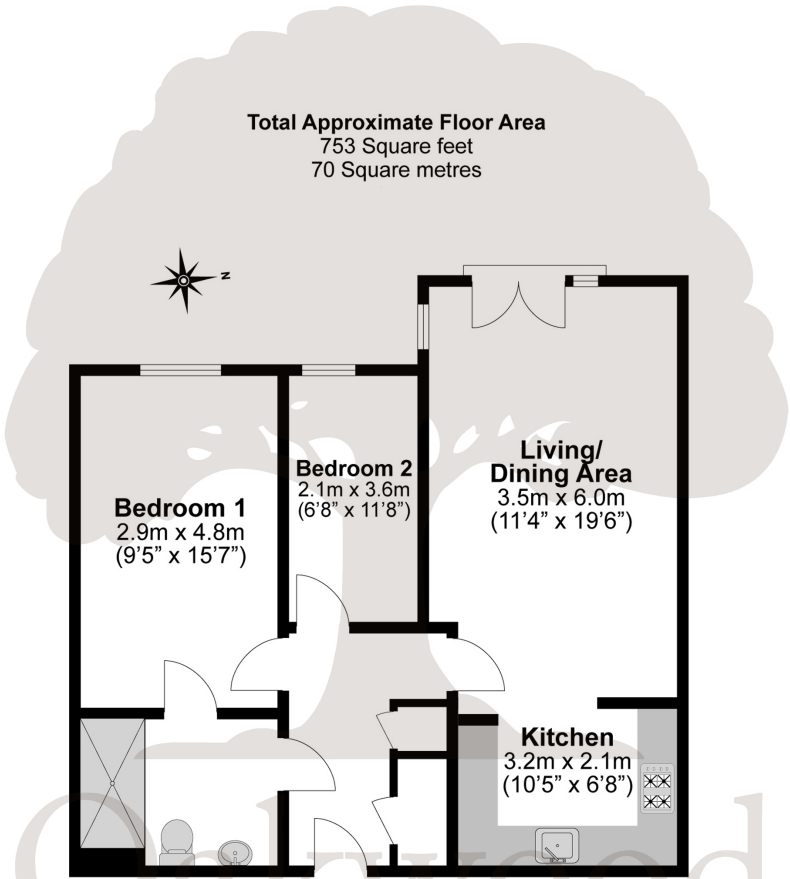
Transport Links

The property benefits from convenient access to several nearby stations, including Langley, Slough, and Iver, 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

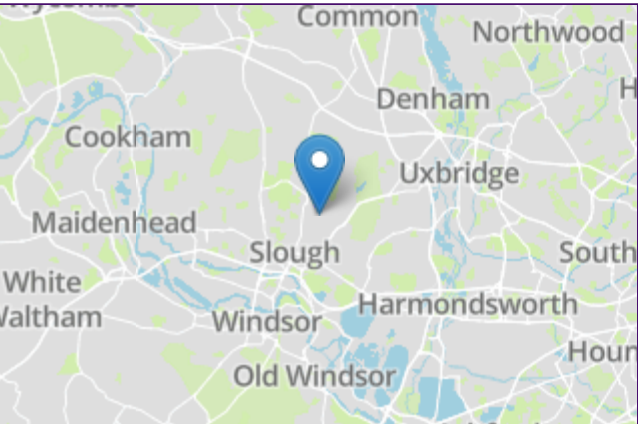
Band D

Floor Plan



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.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 82 | 82 |
| (69-80) C | | |
| (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 | |