

The **Frost** Partnership

Slough Sales: T: 01753 820000 E: slough@frostweb.co.uk

8 Juniper Court, Nixey Close, Slough, Berkshire, SL1 1NU

£169,950 Leasehold



- Larger than average two bedroom apartment
- Specifically built for the over 60's
- Dual aspect, light and airy living room

- Two double bedrooms
- Resident's parking/communal gardens
- Walking distance of Town Centre

8 Juniper Court

Approximate Gross Internal Area = 58.1 sq m / 625 sq ft

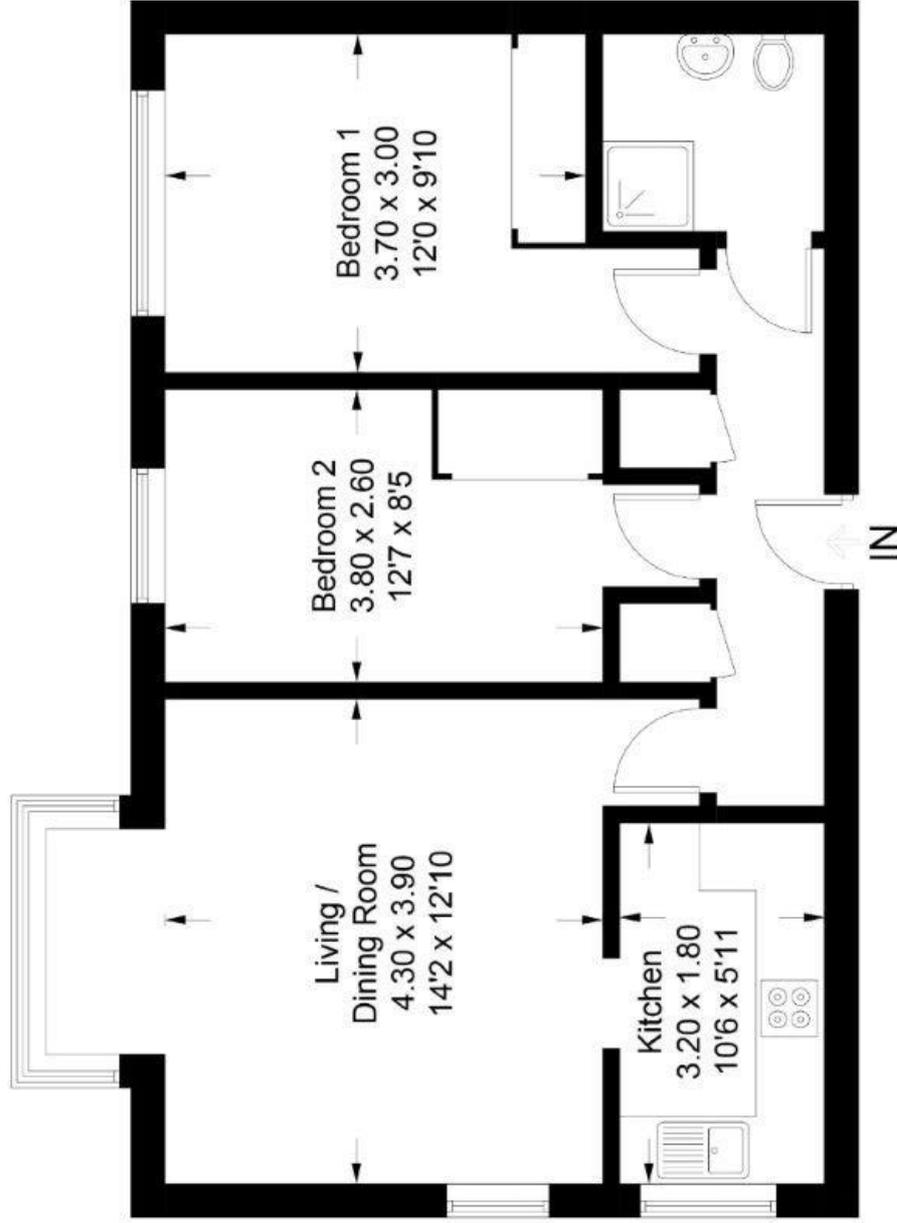


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID776998)

Property Description

Situated in a small development within walking distance of Slough Town Centre is this two bedroom first floor apartment, specifically built for the over 60's. The property offers light and airy accommodation, adjacent to Lascelles Park. Sold with no onward chain and an extended lease with approximately 125 years remaining. Having been recently refurbished by the previous owner, an internal viewing is highly recommended.

The accommodation comprises (all measurements approximate):-

Ground Floor

Communal Entrance Hall

With security entryphone system.

Communal Hallway

Carpeted, stairs to:-

First Floor

Front door to:-

Entrance Hall

Storage cupboard, wood flooring, airing cupboard housing hot water tank, access to loft space, electric storage heater, doors to:-

Living Room

Dual aspect double glazed window, electric storage heater, tv and telephone points, wood flooring.

Kitchen

Refitted range of wall and base level units with worksurfaces, built in electric oven and hob with cooker hood over, inset sink unit with mixer tap, recess and plumbing for washing machine, recess for fridge freezer, double glazed window, wood flooring.

Bedroom 1

Double glazed window, fitted mirror fronted wardrobes, electric storage heater.

Bedroom 2

Double glazed window, fitted mirror fronted wardrobes, electric storage heater.

Shower Room

Refitted suite comprising tiled shower cubicle with mains shower unit, vanity enclosed wash hand basin and low level w.c., tiled splashbacks, fitted storage unit, wood effect flooring, extractor fan.

Outside

Communal gardens laid to lawn with flower, tree and shrub borders.
Residents allocated parking space.

Outgoings

We understand the property is held on a lease with approximately 125 years unexpired at a ground rent of £257.69 per annum. The service charges from April 2021 to March 2022 are £3090.26 per annum. All interested parties should confirm these details with their solicitor prior to making a commitment to purchase.

EPC Rating: D

Council Tax Band: C

VIEWING:

Via The Frost Partnership, 7 Mackenzie Street, Slough

Telephone: 01753 820000 Email: slough@frostweb.co.uk

AGENT'S NOTE

Mortgage Advice Bureau (MAB)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

Home Legal Services (HLS)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.



Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.