



SIMMONS & SON



Topaz Close, Slough, SL1 2YU

Price £125,000 Leasehold

Welcome to this charming one-bedroom flat located in the peaceful area of Topaz Close, Slough, specifically designed for retirement living. Situated on the first floor, this property offers a comfortable and secure environment for those seeking a tranquil lifestyle.

As you enter the flat, you will find a well-proportioned reception room that provides a welcoming space for relaxation and socialising. The room is filled with natural light, creating a warm and inviting atmosphere. The flat features a thoughtfully designed bedroom, perfect for rest and rejuvenation, ensuring a peaceful night's sleep.

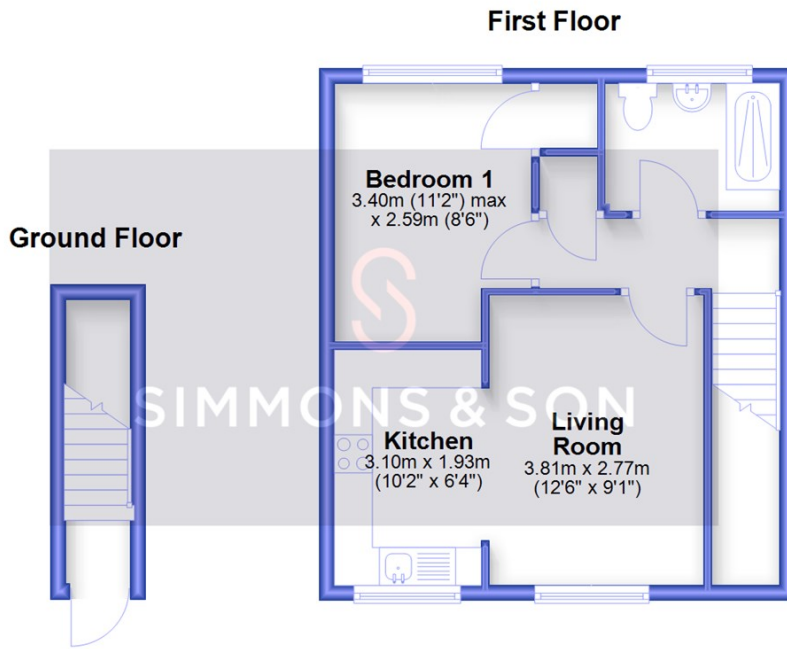
The bathroom is conveniently located and equipped with essential amenities, catering to your daily needs. This property is ideal for individuals or couples looking to downsize without compromising on comfort and convenience.

The surrounding area of Cippenham offers a variety of local amenities, including shops, parks, and public transport links, making it easy to access everything you need. The community is friendly and supportive, providing a sense of belonging for residents.

This retirement property is not just a flat; it is a place where you can enjoy your golden years in a serene setting. If you are looking for a comfortable and secure home in a lovely community, this flat in Topaz Close is certainly worth considering.



Topaz Close, Slough, Berkshire, SL1 2YU



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose. Plan produced using PlanUp.

- Retirement Property Over 55's Only
- First Floor Maisonette
- Ample Storage
- Spacious Lounge
- Fitted Kitchen
- Well Presented Throughout
- Lease : 94 Years Remaining
- Service Charge : £2,122 per Annum
- Council Tax Band : B
- EPC : C
- Ground Rent : £0



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	80
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		61	69
		EU Directive 2002/91/EC	

These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility. Intending purchasers or tenants should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. We have not carried out a survey or checked the services, appliances or fixtures and fittings. Room dimensions should not be relied upon for carpets or furnishings. No employee or partner of B Simmons & Son has authority to make or give any representation or warranty in relation to the property. All negotiations for this purchase must be made through B Simmons & Son.