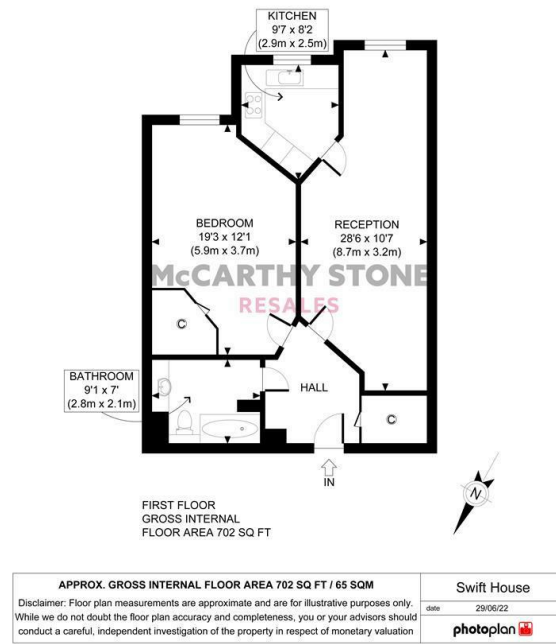


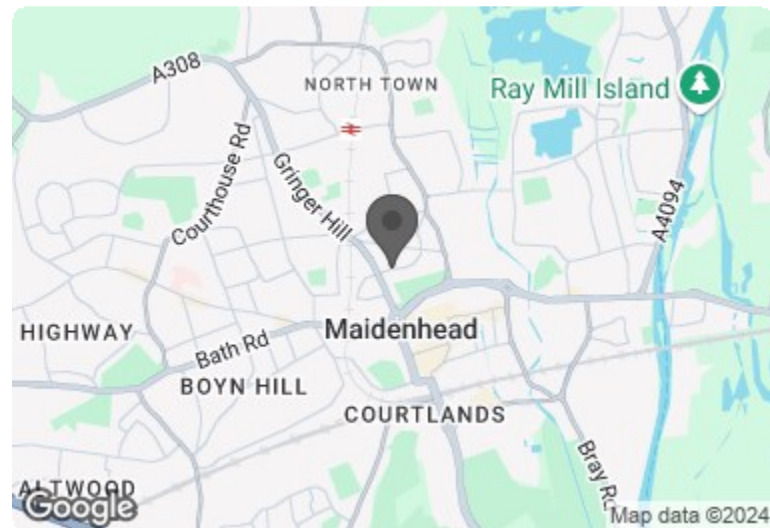
36 Swift House

St. Lukes Road, Maidenhead, SL6 7AJ

PRICE REDUCED



Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £200,000 Leasehold

\*ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF SWIFT HOUSE - BOOK NOW!\*

A beautifully presented and spacious one bedroom, first floor retirement apartment with a bright southerly aspect thoughtfully designed for the over 70's and caters for those who may require a little extra care. Swift house has a superb table service restaurant serving freshly prepared meals daily, delightful communal areas and a terrific environment in which to enjoy a relaxed and carefree retirement.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# St. Lukes Road, Maidenhead, Berkshire

1 Bed | £200,000

PRICE  
REDUCED

## Summary

Swift House is a purpose built Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development.

The apartment comprises of a spacious living room, modern fully fitted kitchen, fitted and tiled wet room style shower room, double bedroom with walk-in wardrobe, underfloor heating and a 24 hour emergency call system.

Communal facilities include a Homeowners lounge where social events and activities take place, a function room and landscaped gardens. There is also a well-being suite with a visiting hair technician. A fully equipped laundry room and a restaurant which is table service and serves freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in your bedroom, hallway and bathroom as well as onsite management 24 hours a day. One hour of domestic support per week is included in the service charge at Swift House with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Swift House is conveniently located within walking distance of local amenities in Maidenhead.

## Entrance Hall

Large entrance hall with walk-in storage/airing cupboard. Illuminated light switches, apartment security door entry system and intercom. Emergency call point.

## Living Room

Spacious living room with a bright southerly aspect, TV, Sky & Sky+ and BT points. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostats. Partially glazed double doors opening onto a separate kitchen

## Kitchen

Modern fully fitted kitchen providing an excellent range of wall and base units finished in high gloss with contrasting worktops, tiled floor and double glazed windows. Features include NEFF waist high electric oven and microwave above, ceramic hob with opaque glass splash back, stainless steel extractor hood and fitted fridge/freezer.

## Bedroom

Spacious double bedroom with large walk-in wardrobe with shelving and hanging rails. Emergency pull cord. Underfloor heating, raised power points. TV and BT points.

## Shower Room

Fully tiled, panel enclosed bath with mixer taps and wall mounted thermostatically controlled

shower unit with underfloor heating and grab rails. Close coupled WC. Vanity unit and wash basin with storage beneath and to the sides, mirror and light above, chrome ladder style heated towel rail, extractor fan. Emergency pull cord.

## Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager with 24/7 staffing and one hour of domestic help per week. Find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £9,321.04 per annum (for financial year end 30/06/2025).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## Leasehold.

Ground Rent £450 per annum  
Ground Rent Review date: June 2031  
999 Year Lease From June 2016

## Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

