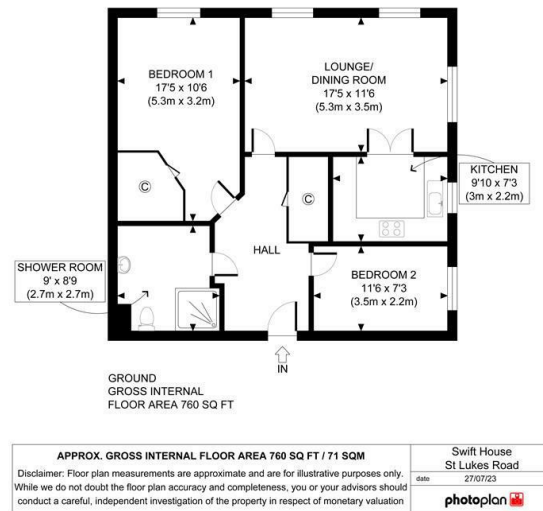


# McCARTHY STONE RESALES

## 53 SWIFT HOUSE

ST. LUKES ROAD, MAIDENHEAD, SL6 7AJ



**COUNCIL TAX BAND: F**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>86</b>
(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			



# McCARTHY STONE RESALES

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Absolutely BEAUTIFUL, two bedroom second floor apartment with a westerly aspect is both bright and presented in immaculate condition with a superb kitchen and modern shower room.

**PRICE REDUCTION**

**ASKING PRICE £365,000 LEASEHOLD**

For further details, please call **0345 556 4104**

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

# ST. LUKES ROAD, MAIDENHEAD

# 2 BEDROOMS £365,000

## 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. The development is proud to be Winner of Housing for Older People with Care Award 2019. There is an Estate Manager who leads the team and oversees the development.

The apartment comprises a modern fully fitted kitchen, underfloor heating, fitted and tiled shower room, two spacious bedrooms, dual aspect spacious living room 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 the entrance hall, bedroom 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 panel. Doors lead to the living room, two bedrooms and shower room.

## LIVING ROOM DUAL ASPECT

Spacious double aspect living room providing an abundance of natural light, TV, Sky+ and BT points. Fitted carpets, ceiling light points, raised electric power sockets. Underfloor heating with individual thermostats. Double glazed windows primarily with a westerly aspect.

## KITCHEN

A large fully fitted modern kitchen with an excellent range of base and wall units and contrasting worktops, stainless steel sink and drainer with mixer tap, tiled floor and electronically operated double glazed window. Features include waist high NEFF oven and microwave above, ceramic hob with opaque glass splashback, stainless steel extractor hood and integrated fridge/freezer.

## BEDROOM ONE

Spacious Double bedroom with large walk-in wardrobe. Emergency pull cord. Underfloor heating, raised power points. TV and BT points. Window with a westerly aspect.

## BEDROOM TWO

Second double bedroom of excellent proportions. Underfloor heating, raised power points. TV and BT points. Window with a northerly aspect.

## SHOWER ROOM

A modern shower room with fully tiled level access walk-in shower with underfloor heating and grab rails. Close coupled WC, Vanity unit with fitted cupboards and

wash basin with mixer tap, mirror and light above. Emergency pull cord. Electric heated ladder style towel rail and extractor.

## 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. Find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £11,504.99 per annum (for financial year end 30/06/2024).

## LEASEHOLD

Ground Rent £525 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

