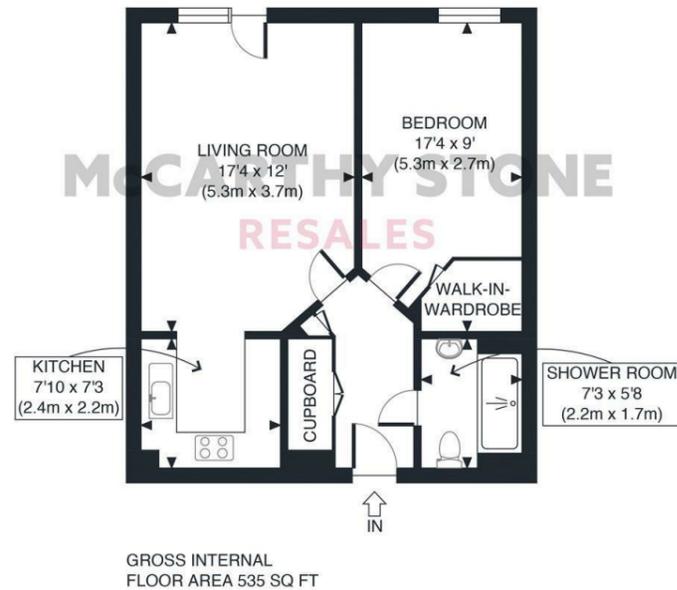


4 Elgar Place

Bridge Avenue, Maidenhead, SL6 1BP

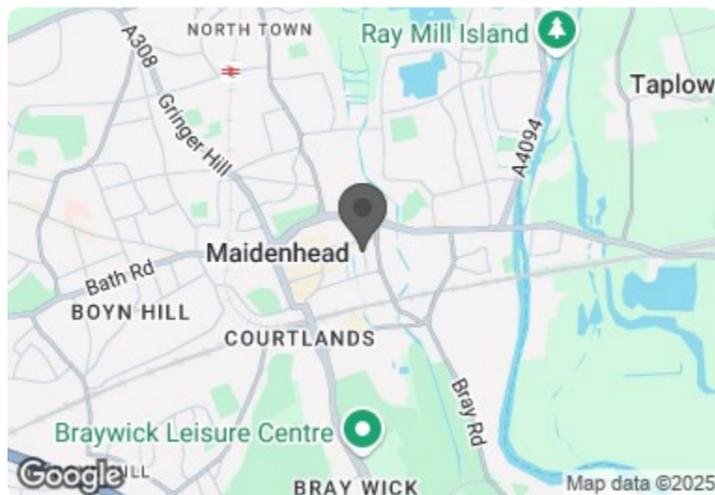
PRICE REDUCED



APPROX. GROSS INTERNAL FLOOR AREA 535 SQ FT / 50 SQM	Elgar Place
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 11/12/23
	photoplan



Council Tax Band: D



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 £300,000 Leasehold

Retirement living at Elgar Place. A beautifully presented and spacious energy efficient, one double bedroom, single shower room, first floor apartment with all principle rooms having an easterly aspect.

Call us on 0345 556 4104 to find out more.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# 3-6 Bridge Avenue, Maidenhead

# 1 Bed | £300,000

PRICE  
REDUCED

## Summary

Elgar Place is a Retirement Living development situated in the riverside town of Maidenhead with plenty of beautiful open green spaces and the high street close at hand. The town center boasts a selection of well known stores and independent shopping facilities. There is the Nicholson's Shopping Center close to hand and a Waitrose and Marks & Spencer can be found nearby in the high street. Maidenhead has an Odeon Cinema. For those that enjoy the fresh outdoors the riverside paths offer amazing views of one of the most beautiful stretches along the River Thames. The Guards Polo Club and Island is a conservation area highly renowned for its history and a popular attraction for those who enjoy leisurely walks.

4 Elgar Place is a beautifully presented one bedroom, single shower room apartment with an array of on-site facilities and numerous safety and security features.

Elgar Place has everything you need to enjoy a full and active retirement. The Club Lounge, located on the first floor, provides the perfect place to socialise with friends and extends out via bi-fold doors to a beautiful patio terrace. The development also benefits from a guest suite, complete with a television and tea and coffee making facilities, so that you can invite your friends and family to stay. The designated house manager manages the day to day running of this development and can offer support and help if needed.

## Entrance Hall

Front door with spy hole and letter box leads to the entrance hall - the 24-hour emergency response call system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard housing the hot water tank, shelving and fitted

washer/dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living room and shower room.

Note: All rooms have electric underfloor heating and benefit from the built in air filtration system.

## Living Room

A beautifully presented and spacious living/dining room benefitting from a glazed patio door with windows to side opening to a glazed juliet balcony overlooking the rear of the development. Two ceiling light points, raised power points. Sky & Sky+, TV & telephone points. Entrance to the kitchen.

## Kitchen

Modern fitted kitchen with a range of base and wall units and drawers with contrasting work surfaces. Stainless steel sink and drainer with mono lever tap and drainer. NEFF waist height oven, fitted microwave oven above, ceramic hob with opaque glass splash back, stainless steel extractor hood, integral fridge freezer and under pelmet lighting. Tiled flooring.

## Bedroom

A double bedroom of excellent proportions with a spacious walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, double glazed window with an easterly aspect.

## Shower Room

Tiled with slip resistant floor tiling, walk-in level access thermostatically controlled shower with grab rails and glazed screen. Underfloor heating. Close coupled WC, vanity unit with storage and wash hand basin, illuminated mirror, heated towel rail, and shaver socket. Emergency pull cord.

## Service Charge (Breakdown)

### Service Charge

- 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 House Manager. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £2,670.83 per annum (for financial year ending 30/06/25)

### Leasehold.

999 years from the 1st January 2018

Ground Rent: £495 per annum

Ground rent review date: January 2033

### Additional Information & Services

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

