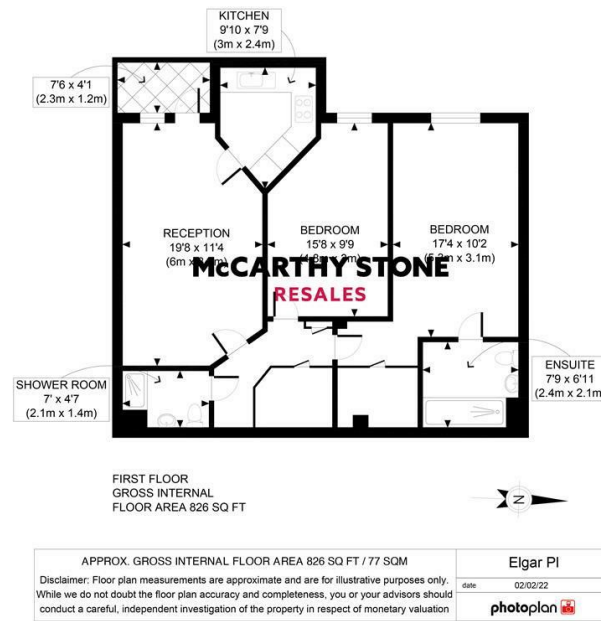
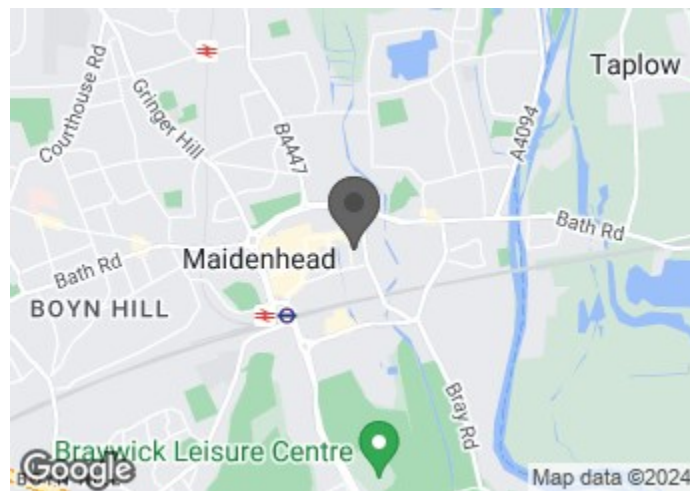


McCARTHY STONE RESALES

18 ELGAR PLACE
3 - 6 BRIDGE AVENUE, MAIDENHEAD, SL6 1BP



COUNCIL TAX BAND: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



McCARTHY STONE RESALES

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A beautifully presented and spacious two double bedroom, two shower room, second floor apartment benefiting from a covered balcony and all principle rooms having a westerly aspect.
This apartment has its own allocated car parking space in a secure on-site car park.

ASKING PRICE £375,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

3 - 6 BRIDGE AVENUE, MAIDENHEAD

2 BED | £375,000

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. Within the Nicholas Shopping Center there are over 60 shops including Waitrose and Marks & Spencer. Maidenhead has an Odeon Cinema and the Magnet Leisure Center with a swimming pool and a wide variety of sports facilities. 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.

18 Elgar Place is a beautifully presented second floor two bedroom, two 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 HALLWAY

Front door with spy hole leads to the entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to

a walk-in storage cupboard/airing cupboard housing a washer/dryer plus the hot water tank and shelving. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency call system located in the hall. Doors lead to the two bedrooms, living room and shower room. Note: All rooms have electric underfloor heating.

LIVING ROOM WITH COVERED BALCONY

A beautifully presented and spacious living/dining room with a feature fire surround inset with a stylish and decorative electric fire. The living room benefits from a glazed patio door with windows to side opening onto a covered walk-out balcony with external lighting and a westerly aspect. Two ceiling light points, raised power points. Sky & Sky+, TV & telephone points. Entrance to the separate kitchen.

KITCHEN

Modern fitted kitchen with an excellent range of base and wall units and drawers with contrasting work surfaces. Electrically operated UPVC double glazed window with a westerly aspect. Stainless steel sink with mono lever tap and drainer. NEFF waist height electric oven, fitted microware above, ceramic hob with opaque glass splash back, stainless steel cooker hood, integral fridge freezer and dishwasher, under pelmet lighting.

BEDROOM ONE WITH EN-SUITE SHOWER ROOM

A larger than average double bedroom with a spacious walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, raised power points, double glazed window with a westerly aspect, door to en-suite shower room.

EN-SUITE SHOWER ROOM

Tiled with slip resistant floor tiling, walk-in double width level access thermostatically controlled shower and glass shower screen. Underfloor heating and grab rails.

Close coupled WC, vanity unit and wash basin with storage beneath, illuminated mirror, heated towel rail, and shaver socket. Emergency pull cord.

BEDROOM TWO

Well proportioned second double bedroom with window having a westerly aspect. Ceiling lights, TV and phone point.

SHOWER ROOM

Tiled with slip resistant floor tiling, walk-in level access shower. Underfloor heating and grab rails. WC and vanity unit with wash hand basin and storage beneath, 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: £4,006.24 pa (for financial year ending 30/06/25)

LEASEHOLD

999 years from 2018.

Ground Rent £595 per annum.

Ground rent review date: Jan 2033

SECURE ON-SITE CAR PARKING

Allocated car parking space.

ADDITIONAL INFORMATION & SERVICES

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

