

# Bridge Avenue

Maidenhead • • SL6 1RR  
: £329,000



coopers  
est 1986

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Reserve a property at this development between 1st January and 26th April 2024 and McCarthy Stone will pay your Stamp Duty (up to £5,000) and help towards your legal fees (up to £2,000), estate agent fees (up to £10,000) and moving fees.

Located in the heart of the bustling town of Maidenhead, Elgar Place is an ideal option for those seeking a new build retirement apartment in this attractive riverside town. This modern Retirement Living development offers a collection of stylish one and two bedroom apartments exclusively for those over the age of 60. As well as a stylish communal lounge in which homeowners can socialise over a cup of coffee or glass of wine, this development benefits from a beautiful rooftop terrace, providing a secluded space for all residents to enjoy. All apartments are well appointed, with kitchens featuring a range of stylish integrated appliances and there is a fitted or walk-in wardrobe to the master bedrooms. Situated in the Royal Borough, the development benefits from excellent access to many surrounding areas of interest including: Bray, Windsor, Reading, Marlow, Henley-on-Thames and High Wycombe, plus significant

Beautifully riverside town with historic attractions

Perfectly situated for local amenities

- Luxurious and low maintenance – close to local amenities and transport links
- Friendly team - including dedicated House Manager to keep everything running smoothly

Safety and security – 24-hour emergency-call system

Communal Lounge – the social hub of the development

Guest Suites for when friends and family come to stay

On-site parking including parking spaces for guests

Help settling in with a handyman service so it feels like home in no time

Low maintenance and sociable

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### **Discover Retirement Living with McCarthy Stone**

This Retirement Living development in Maidenhead offers safe, secure, luxurious and low maintenance private retirement apartments, exclusive to the over the 60s. You'll benefit from a friendly manager on-site to keep everything running smoothly, as well as access to communal areas like the lovely lounge and terrace for socialising. There is also a hotel-style guest suite as a convenient alternative when people come to stay. Parking spaces will be available<sup>^</sup> and pets are welcome too!

### **Low maintenance and sociable**

This Retirement Living development is designed to encourage community feeling to flourish, while also allowing you to enjoy the complete privacy of your own spacious retirement apartment. You'll enjoy stylish well-maintained communal spaces, including the well-appointed lounge with free Wi-Fi, and a secluded terrace - ideal for meeting your friends, neighbours and family for a drink and a chat. Our communal facilities soon become social hubs – a hive of informal gatherings and regular clubs, events and meet-ups to suit all sorts of interests. You'll find things like film nights, pie and mash lunches, knitting clubs, cocktail evenings, music, yoga, birthday parties and even the odd fiesta.





### Schools:

RBWM Alternative Learning Provision 0.2 miles  
St Luke's CofE Primary School 0.4 miles



### Train:

Maidenhead Station 0.4 miles  
Furze Platt Station 0.9 miles  
Taplow Station 1.5 miles



### Car:

M4, A40, M25, M40



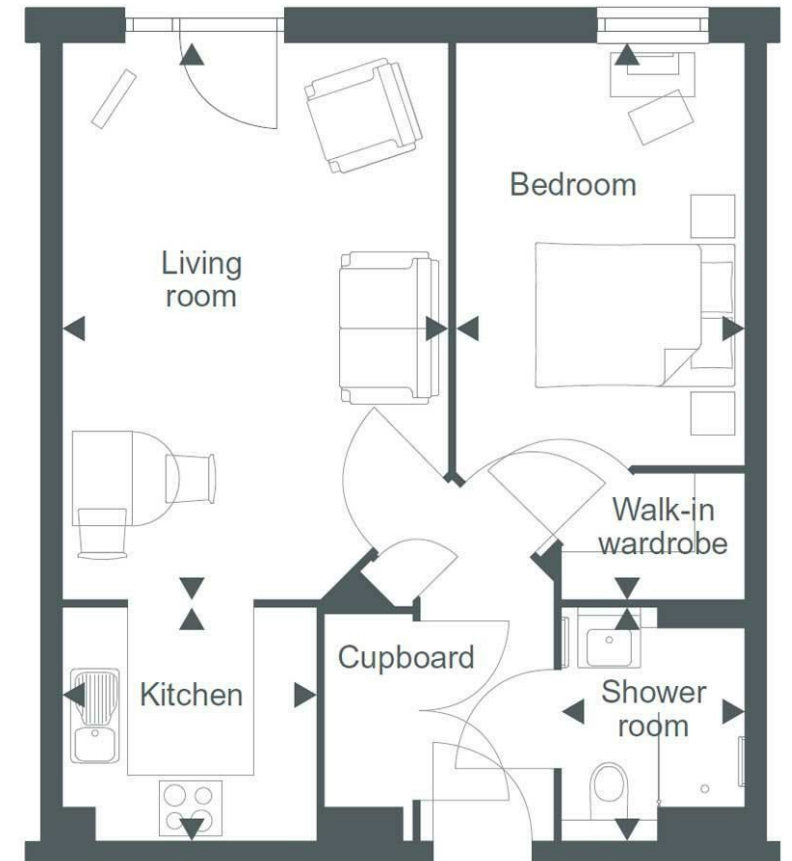
### Council Tax Band:

(Distances are straight line measurements from centre of postcode)



### Approximate room sizes:

Living room  
17'4" x 12'0" / 5272mm x 3651mm  
Kitchen  
7'10" x 7'3" / 2400mm x 2200mm  
Bedroom  
17'4" x 9'0" / 5272mm x 2731mm  
Shower room  
7'3" x 5'8" / 2200mm x 1722mm



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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Less than average	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - highest running costs	G		

England & Wales  
EPC Directive  
2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.