



Flat 45 Swanbrook Court, Bridge Avenue, Maidenhead SL6 1YZ

welcome to

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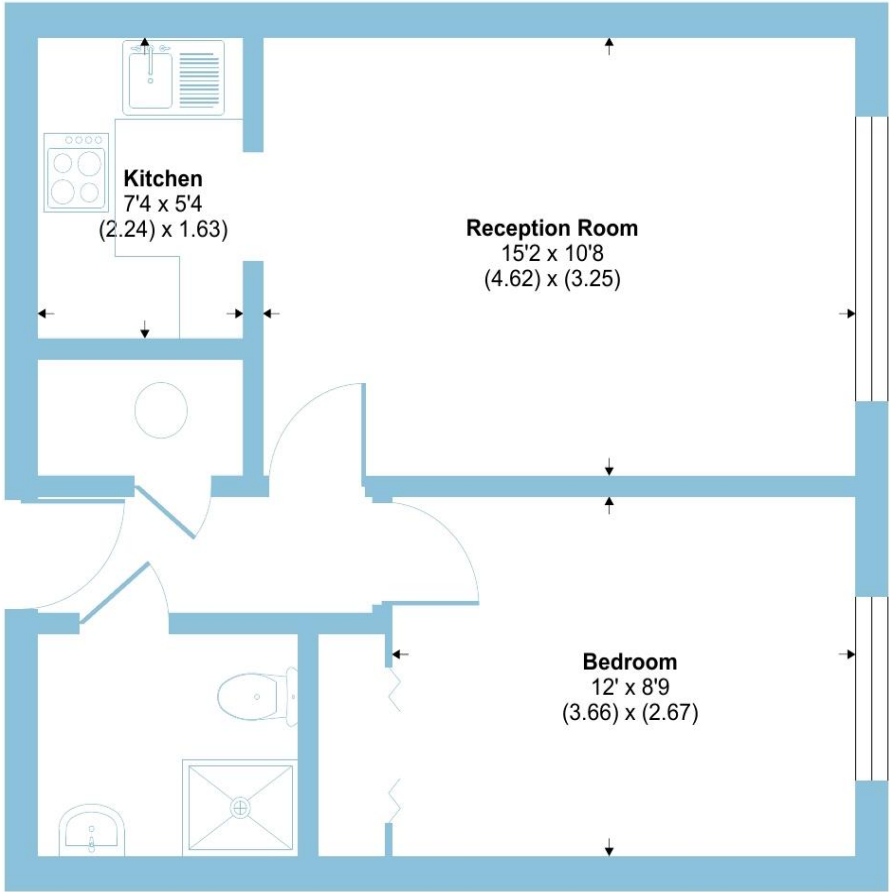
A light and airy one bedroom retirement apartment for the over 60's in this ever popular McCarthy & Stone development conveniently tucked away in the heart of Maidenhead town centre and just a short distance away from the many popular shops, restaurants and facilities.



Bridge Avenue, Maidenhead, SL6

Approximate Area = 422 sq ft / 39.2 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Barnard Marcus. REF: 893777



welcome to

Flat 45 Swanbrook Court, Bridge Avenue, Maidenhead

- EVER POPULAR DEVELOPMENT
- IN THE HEART OF MAIDENHEAD TOWN CENTRE
- ONE BEDROOM RETIREMENT APARTMENT
- LIGHT & AIRY ACCOMMODATION
- COMMUNAL GARDENS
- COMMUNAL FACILITIES
- GUEST SUITE AVAILABLE TO RESIDENTS FOR THEIR VISITORS
- COMMUNAL PARKING

Tenure: Leasehold EPC Rating: C
guide price

£125,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
MHD119443 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Roger Platt is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the
postcode not the actual property


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