



**24 Swanbrook Court, Bridge Avenue, Maidenhead SL6 1YZ**

**welcome to**

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Delightful two bedroom first floor retirement apartment overlooking the waterways in Maidenhead town centre. Swanbrook Court is a popular complex offering a communal lounge and gardens. The apartment has been fully redecorated within the last year and benefits from a re-fitted kitchen, shower room with utility area, new carpets and electric radiators and is presented in good order throughout. this property must be viewed to be fully appreciated.

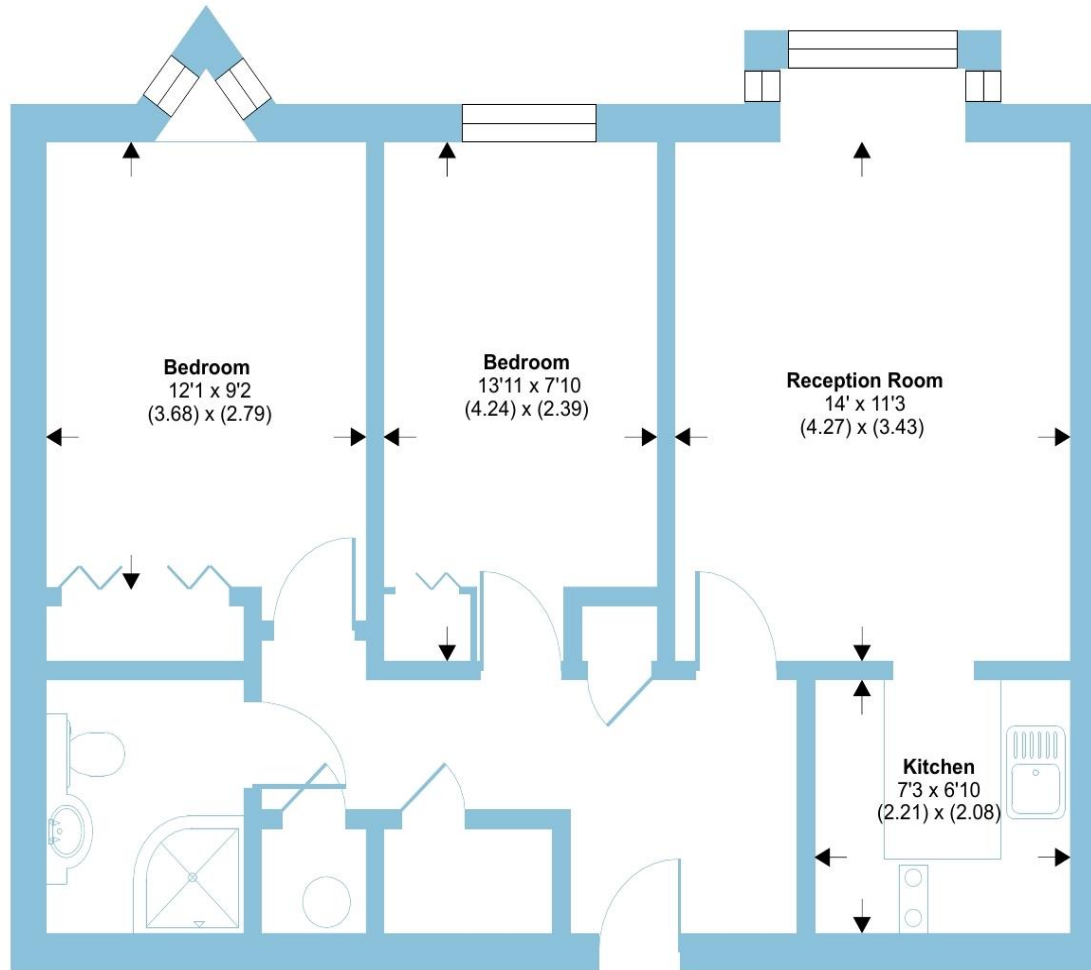




# Bridge Avenue, Maidenhead, SL6

Approximate Area = 639 sq ft / 59.4 sq m

For identification only - Not to scale



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Barnard Marcus. REF: 903426



welcome to

## 24 Swanbrook Court, Bridge Avenue

- WATERWAY VIEWS, AVAILABLE TO OVER 60S
- FULLY REDECORATED
- NEW CARPETS & ELECTRIC RADIATORS
- IN GOOD ORDER THROUGHOUT
- COMMUNAL LOUNGE & GARDENS
- REFITTED KITCHEN
- SHOWER ROOM WITH UTILITY AREA
- TWO BEDROOMS, LIFT

Tenure: Leasehold EPC Rating: B

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.

# £120,000



Please note the marker reflects the postcode not the actual property

view this property online [rogerplatt.co.uk/Property/MHD119517](https://rogerplatt.co.uk/Property/MHD119517)



Property Ref:  
MHD119517 - 0010

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.

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