



2 Swift House, 1 St. Lukes Road, Maidenhead SL6 7AJ

welcome to

2 Swift House, 1 St. Lukes Road, Maidenhead

A spacious two bedroom ground floor apartment forming part of a luxurious development just 0.4 miles from Maidenhead town centre and all its amenities/transport links. Swift House offers fantastic accommodation for over 70s due to its cosy communal areas, 24 hour staffing, bistro style restaurant, well-presented landscaped gardens and dedicated off-road parking. Noteworthy features of this former ground floor show apartment which is adjacent to the lounge, guest suite and close to reception are two double bedrooms - main bedroom with a walk-in wardrobe, large living room with a dining area and a separate kitchen. The property also boasts large storage facilities and **NO ONWARD CHAIN**.

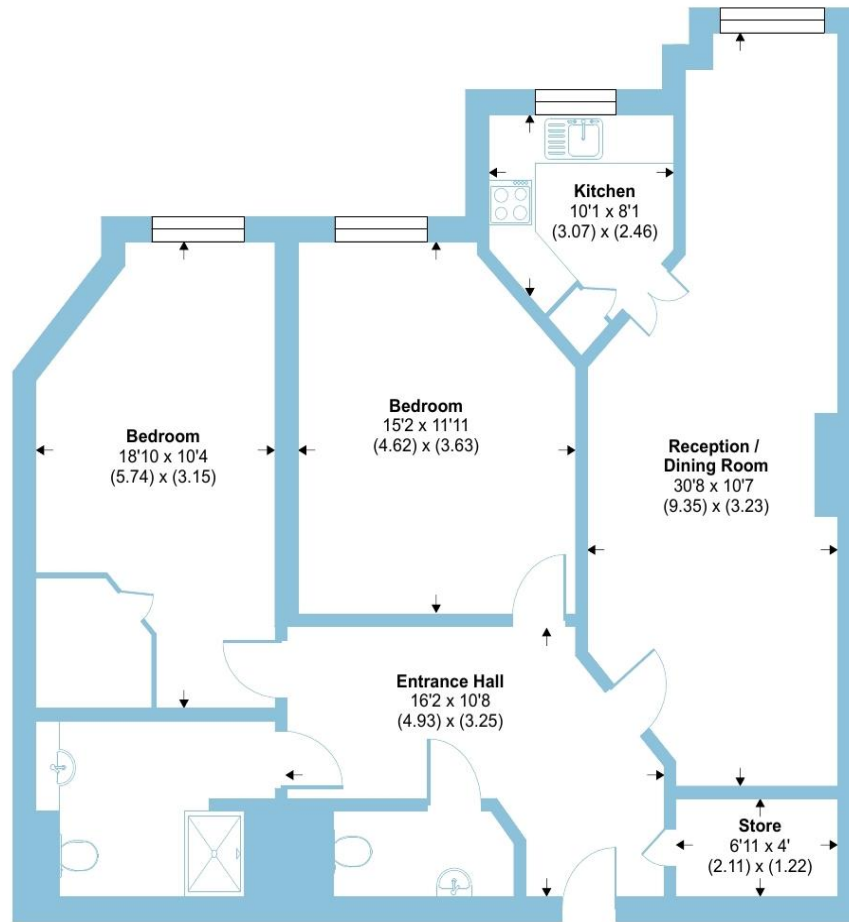




St. Lukes Road, Maidenhead, SL6

Approximate Area = 994 sq ft / 92.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2023. Produced for Barnard Marcus. REF: 980022



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2 Swift House, 1 St. Lukes Road

- NO ONWARD CHAIN
- SPACIOUS GROUND FLOOR APARTMENT
- PART OF A LUXURIOUS DEVELOPMENT
- ONLY 0.4 MILES TO MAIDENHEAD TOWN CENTRE
- TWO DOUBLE BEDROOMS, LARGE LIVING ROOM
- BISTRO STYLE RESTAURANT
- COMMUNAL AREAS, 24 HOUR STAFFING
- STORAGE FACILITIES

Tenure: Leasehold EPC Rating: B

£325,000



directions to this property:

From Maidenhead town centre proceed north along the A308 Marlow Road, take the first turning on the right into St Lukes Road.



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.



Property Ref:
MHD120183 - 0006

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