



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

**welcome to**

## **37 Swift House, 1 St. Lukes Road, Maidenhead**

A one-bedroom apartment located on the first floor of Swift House, a well renowned assisted living development in Maidenhead designed for the over 70's. The property comprises one double bedroom, a tiled shower room, fully fitted kitchen, open plan living room/dining area, plenty of storage and its own allocated parking space. For ease of living Swift House boasts many onsite amenities such as a subsidised bistro style restaurant serving freshly prepared meals daily, a homeowners lounge where regular social activities take place, a guest suite, laundry room, Wellbeing suite with visiting hairdresser, lifts to all floors, landscaped garden and mobility scooter store with charging points. There is a 24-hour emergency call system provided by a personal pendant and call points in the bedroom and bathroom. The development also has an Estate Manager and onsite staffing 24 hours a day. Swift House is located within walking distance of Maidenhead town centre with its shops, cafes and restaurants.

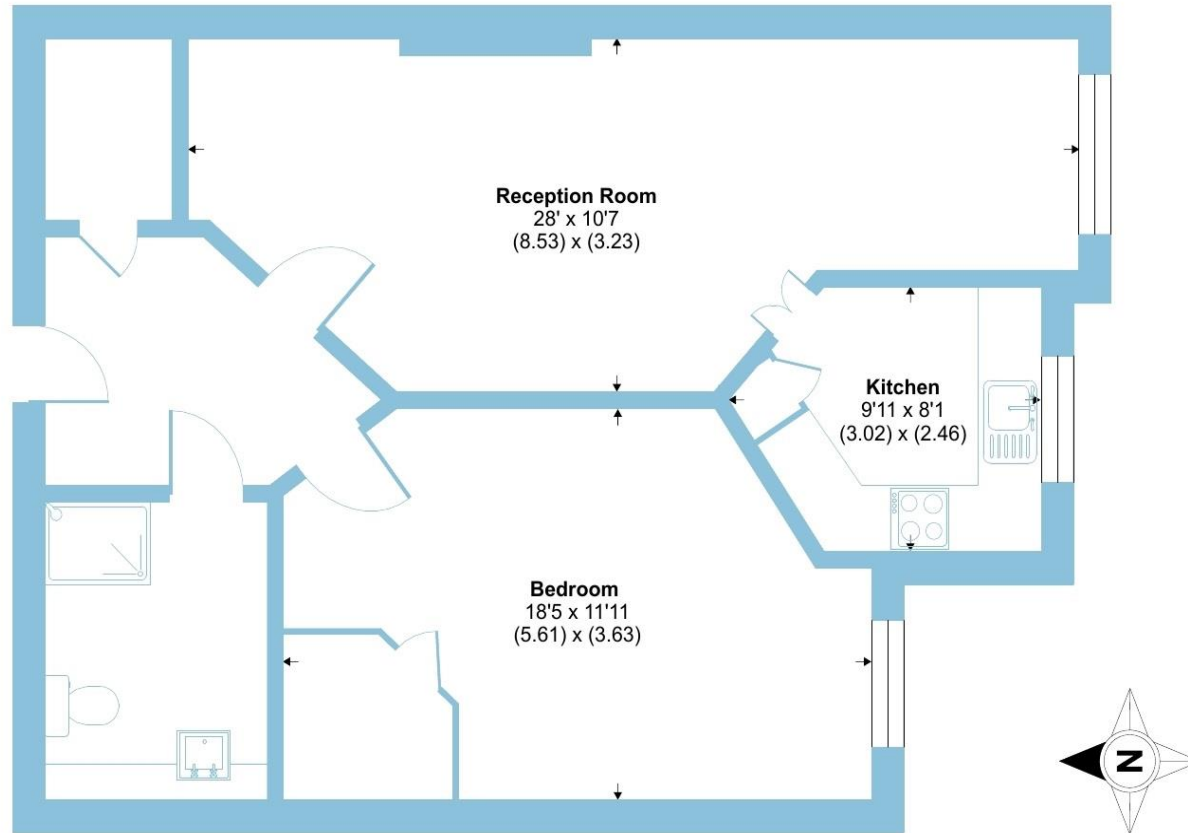




# St. Lukes Road, Maidenhead, SL6

Approximate Area = 688 sq ft / 63.9 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). © nichecom 2023. Produced for Barnard Marcus. REF: 1079296



welcome to

## 37 Swift House, 1 St. Lukes Road

- CLOSE TO TOWN CENTRE & RAILWAY STATION
- WELL RENOWNED DEVELOPMENT FOR THE OVER 70'S
- ONE BEDROOM ASSISTED LIVING APARTMENT
- SEPARATE KITCHEN
- LIVING ROOM & DINING AREA
- PLENTY OF STORAGE
- ALLOCATED PARKING SPACE
- ONSITE BISTRO & HOMEOWNERS LOUNGE
- ESTATE MANAGER & 24/7 STAFFING

Tenure: Leasehold EPC Rating: B

guide price

**£140,000**



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.



Property Ref:  
MHD121037 - 0009

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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