



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

welcome to

39 Swift House, 1 St. Lukes Road, Maidenhead

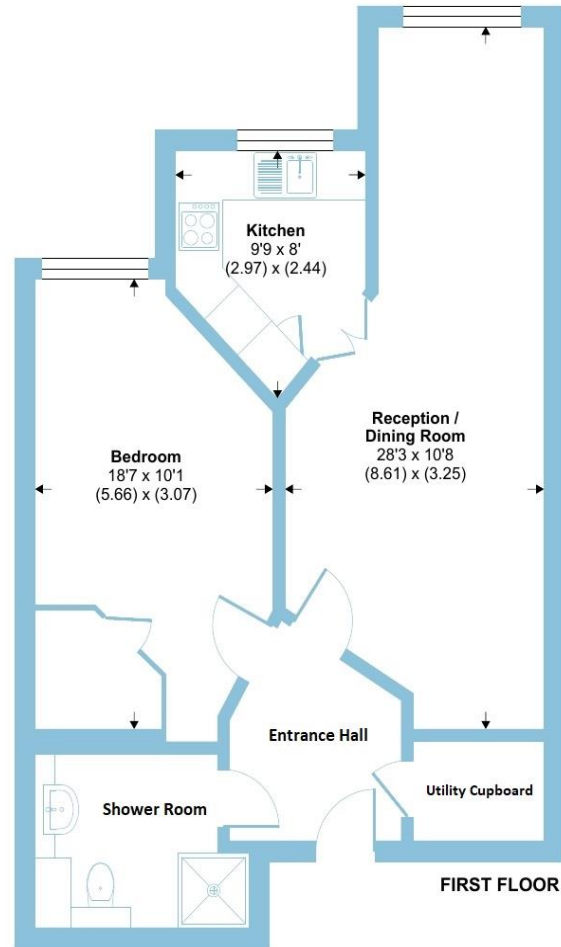
A spacious newly decorated and newly carpeted one bedroom apartment with south-west aspect within a high-quality, award-winning retirement development designed for the over 70s. It is specifically for those wishing to enjoy independent and secure living, but who may need some extra care and support now or in the future. The first floor apartment comprises a spacious double bedroom, open plan living/dining area, fully fitted kitchen, tiled shower room and plenty of storage. Residents have access to communal amenities including a subsidised bistro style restaurant, serving freshly prepared meals daily, a Homeowners lounge, where social events and activities take place, a Wellness suite with visiting hair and nail technicians, function room, guest accommodation suite and a landscaped garden. The estate has onsite management 24 hours a day and an emergency call system.



St. Lukes Road, Maidenhead, SL6

Approximate Area = 631 sq ft / 58.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Barnard Marcus. REF: 1076193



Luxury development for over 70's

One double bedroom

Newly decorated and carpeted

Large living room

Separate kitchen

Estate Manager and 24/7 staffing

24 hour emergency call system

Lifts to all floors

Communal lounge

Table service restaurant serving fresh meals

Function room

Guest suite for family or friends

Laundry room

Mobility scooter / wheelchair store with charging points

Landscaped garden

Close to town centre

welcome to

39 Swift House, 1 St. Lukes Road, Maidenhead

- LUXURY DEVELOPMENT FOR OVER 70'S
- CLOSE TO TOWN CENTRE
- LANDSCAPED GARDEN
- LIFTS TO ALL FLOORS
- COMMUNAL LOUNGE
- BISTRO STYLE RESTAURANT
- ONE DOUBLE BEDROOM
- LARGE LIVING ROOM
- SEPARATE KITCHEN

Tenure: Leasehold EPC Rating: B
offers over

£180,000



Please note the marker reflects the
postcode not the actual property

check out more properties at rogerplatt.co.uk

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:
MHD120976 - 0008

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.


roger platt



01628 773333



Maidenhead@rogerplatt.co.uk



25-29 Queen Street, MAIDENHEAD, Berkshire,
SL6 1NB



rogerplatt.co.uk