



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

**welcome to**

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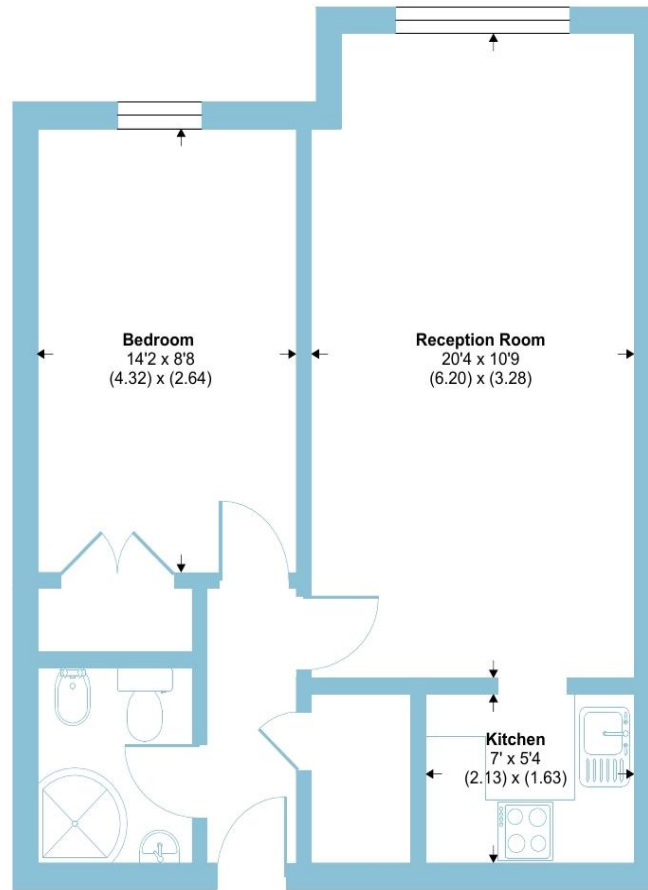
A one bedroom apartment located a stone's throw away from Maidenhead town centre and train station. Swanbrook Court is an active and vibrant retirement community yet still having the peace and quiet within your own apartment. The property also benefits from **NO ONWARD CHAIN**.



# Swanbrook Court, Bridge Avenue, Maidenhead, SL6

Approximate Area = 492 sq ft / 45.7 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 2023. Produced for Barnard Marcus. REF: 974983



welcome to

## 17 Swanbrook Court, Bridge Avenue, Maidenhead

- NO ONWARD CHAIN
- STONE'S THROW FROM TOWN & STATION
- SOUGHT-AFTER DEVELOPMENT
- EXCLUSIVE TO THE OVER 60'S
- ONE BEDROOM RETIREMENT APARTMENT
- COMMUNAL LOUNGE & GARDENS

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.

offers in the region of

# £105,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MHD119887 - 0004

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.

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**01628 773333**



[Maidenhead@rogerplatt.co.uk](mailto:Maidenhead@rogerplatt.co.uk)



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



[rogerplatt.co.uk](http://rogerplatt.co.uk)