



**Flat 22 Swanbrook Court, Bridge Avenue, Maidenhead SL6 1YZ**

**welcome to**

## **Flat Swanbrook Court, Bridge Avenue, Maidenhead**

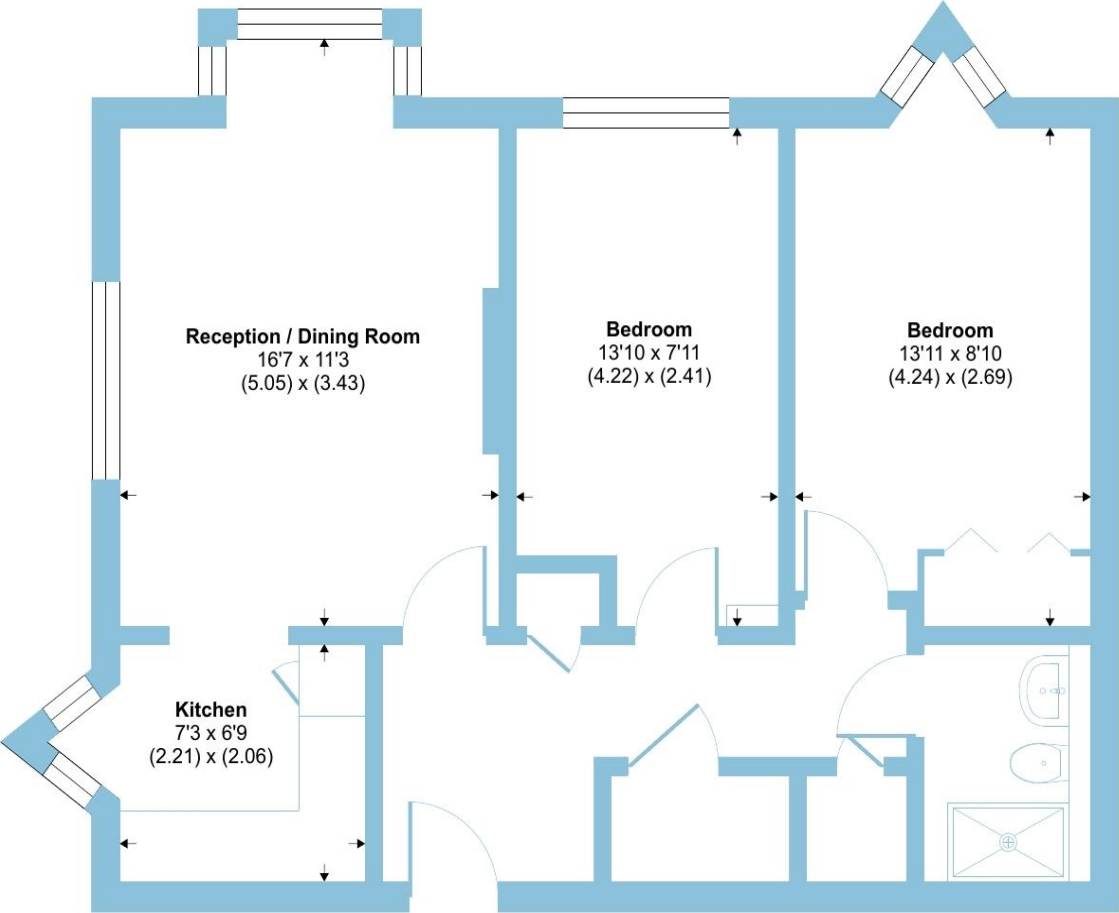
Located a stone's throw away from Maidenhead town centre and mainline train station/Elizabeth Line is this well presented first floor apartment within an ever popular McCarthy & Stone development for the over 60's. This superb apartment has been fully re-wired throughout and benefits from a light and airy dual aspect lounge and a high spec finish to the bathroom (Villeroy & Boch) and kitchen. Swanbrook Court is an active and vibrant retirement community yet still having the peace and quiet within your own apartment and offers pleasant well-tended communal gardens, communal lounge with comfortable seating and a television. There is also a self-contained guest suite offering a kitchen and an en-suite bathroom and an onsite development manager who looks after the development and an emergency call system.



# Bridge Avenue, Maidenhead, SL6

Approximate Area = 633 sq ft / 58.8 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). © n1che.com 2024. Produced for Barnard Marcus. REF: 1152800



welcome to

## Flat 22 Swanbrook Court, Bridge Avenue

- NO CHAIN
- TOWN CENTRE DEVELOPMENT FOR THE OVER 60S
- CLOSE TO MAIDENHEAD TRAIN STATION
- FULLY RE-WIRED THROUGHOUT
- HIGH SPEC FINISH TO BATHROOM & KITCHEN
- PLEASANT WELL-TENDED COMMUNAL GARDENS
- COMMUNAL LOUNGE
- SELF CONTAINED GUEST SUITE
- PARKING FOR RESIDENTS & VISITORS

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.

guide price

**£195,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MHD121433 - 0002

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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