



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

welcome to

Flat Swanbrook Court, Bridge Avenue, Maidenhead

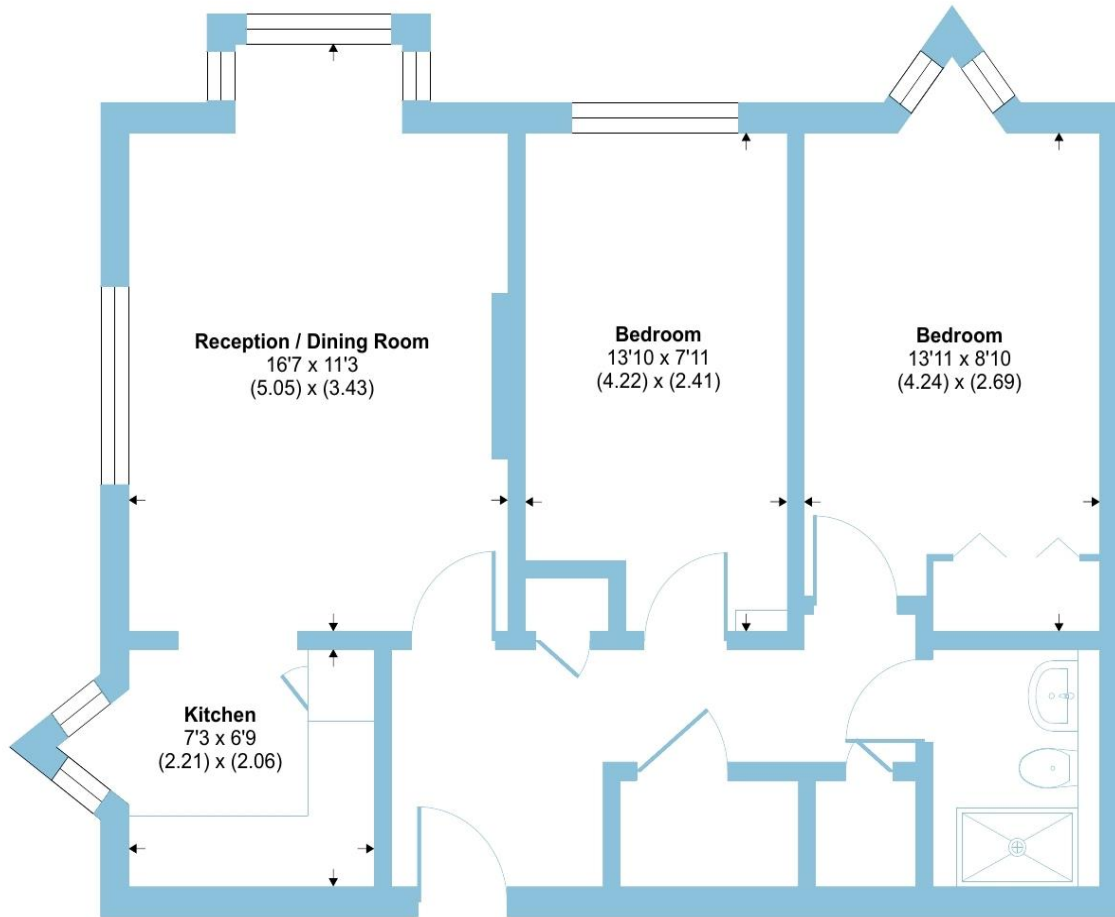
Located a stone's throw away from Maidenhead town centre and mainline train station/Elizabeth Line is this well presented first floor apartment within an ever popular McCarthy & Stone development for the over 60's. Swanbrook Court is an active and vibrant retirement community yet still having the peace and quiet within your own apartment and offers pleasant gardens and a communal lounge. There is also an onsite development manager who looks after the development and an emergency call system. **NO CHAIN**



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



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Flat 22 Swanbrook Court, Bridge Avenue, Maidenhead

- NO CHAIN
- TOWN CENTRE LOCATION
- CLOSE TO TRAIN STATION
- DEVELOPMENT FOR THE OVER 60S
- WELL PRESENTED
- TWO BEDROOMS
- PLEASANT COMMUNAL GARDENS
- COMMUNAL LOUNGE

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

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD121433 - 0005

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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roger platt



01628 773333



Maidenhead@rogerplatt.co.uk



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



rogerplatt.co.uk