



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

 **roger platt**

welcome to

Flat 22 Swanbrook Court, Bridge Avenue, Maidenhead

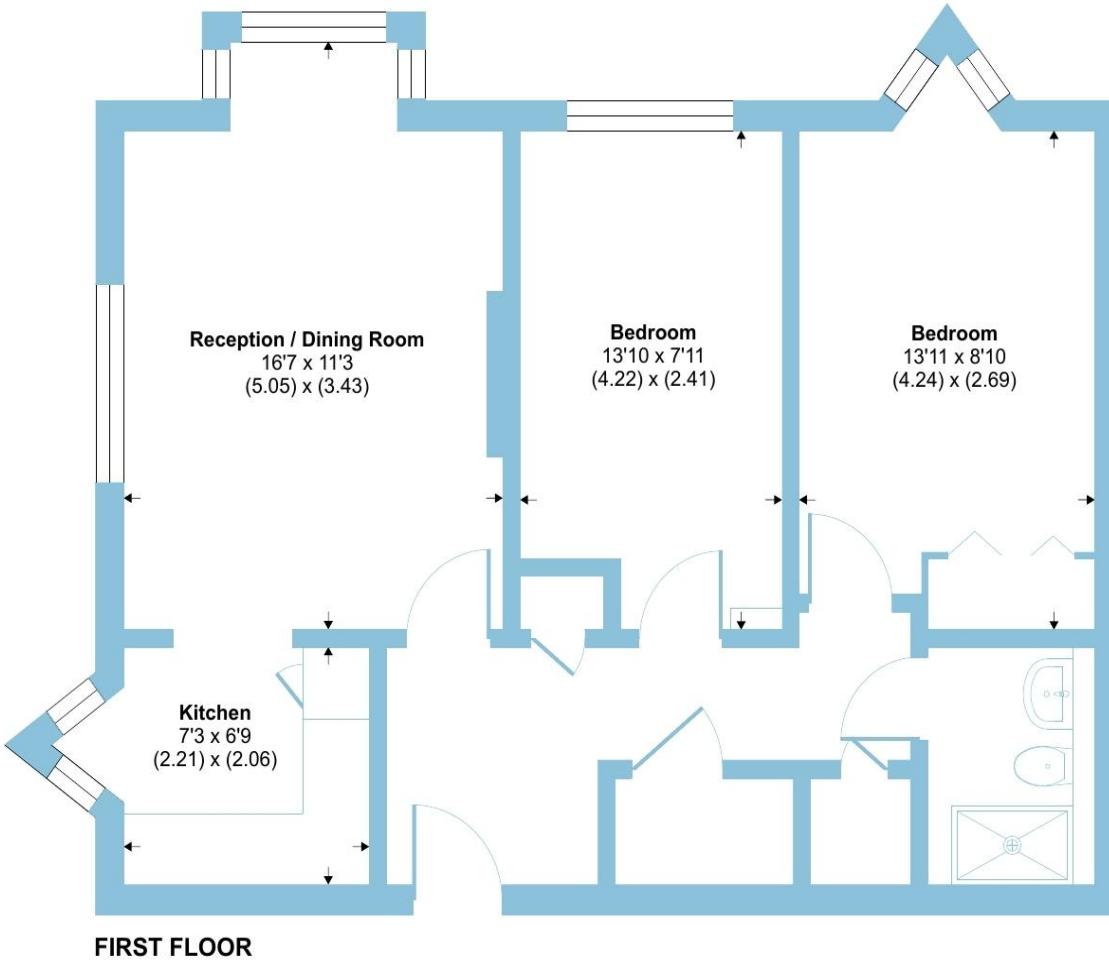
In the heart of Maidenhead is this McCarthy & Stone built apartment presented in excellent condition throughout and ready to move in to! Boasting two bedrooms and a refitted kitchen and shower room, this home is perfect for someone looking for the convenience of Maidenhead town centre.



Bridge Avenue, Maidenhead, SL6

Approximate Area = 633 sq ft / 58.8 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: 1152800



Located in Maidenhead town centre is this superb two bedroom apartment that has been fully rewired throughout and benefits from a light and airy dual aspect lounge, a high specification shower room (Villeroy & Boch) and a well fitted kitchen.

Within half a mile of the mainline train station/Elizabeth Line and just a short distance away from the many popular shops, restaurants and facilities of Maidenhead, is this well presented first floor apartment within the ever popular McCarthy & Stone development for the over 60's.

Swanbrook Court is an active and vibrant community yet still having the peace and quiet within your own apartment. The development offers pleasant well-tended communal gardens, a communal lounge with comfortable seating and a television. There is also a self-contained guest suite offering a kitchen and en-suite bathroom. There is also an onsite house manager who looks after the development along with an emergency call system just in case.

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Flat 22 Swanbrook Court, Bridge Avenue

- NO CHAIN
- TOWN CENTRE DEVELOPMENT FOR THE OVER 60S
- CLOSE TO MAIDENHEAD TRAIN STATION (ELIZABETH LINE)
- 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

Council Tax Band: D Service Charge: 4699.94

Ground Rent: 609.26

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



view this property online rogerplatt.co.uk/Property/MHD121433



Property Ref:
MHD121433 - 0007

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Please note the marker reflects the postcode not the actual property



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