



SWIFT HOUSE, ST LUKES ROAD, MAIDENHEAD
PRICE: £200,000 LEASEHOLD

am ANDREW
MILSON

**36 SWIFT HOUSE
1 ST LUKES ROAD
MAIDENHEAD
BERKS
SL67AJ**

PRICE £200,000 LEASEHOLD

A luxuriously designed McCarthy and Stone first floor retirement 'Living Plus' apartment in a prestigious complex for the over 70's a stone's throw from the town centre. Facilities include a table served restaurant, laundry, communal lounge with social events, landscaped gardens, 24/7 staffing. The property is offered with a long lease and vacant possession

ONE LARGE BEDROOM: DRESSING ROOM: FITTED KITCHEN: LOUNGE: SHOWER ROOM: UNDER FLOOR HEATING, DOUBLE GLAZING NO ONWARD CHAIN

TO BE SOLD: Swift House is a luxuriously appointed, award winning, McCarthy and Stone built 'Living Plus' retirement complex for the over 70's. It was designed for those who enjoy independent living with care and support if needed with staffing 24/7. The apartment is well appointed and offers spacious, light and airy, south facing, accommodation with under floor heating. The extensive communal facilities include a table service restaurant, a laundry, a large attractive homeowner's lounge, a wellbeing suite, a library and a Guest suite for visitors needing to stay over and lift to all floors. Outside are well maintained communal gardens and parking. Swift House is short walk from Maidenhead town centre with amenities such as shopping, sports and mainline railway station.

ENTRANCE HALLWAY Walk in storage/airing cupboard, security entry phone system and intercom with emergency button



LOUNGE A light and airy, spacious room with space for dining table, attractive fire place and surround, under floor heating, opening to:-



KITCHEN Well-appointed and fitted with wall and floor cupboards and drawers with work tops, built in electric oven, microwave and hob, extractor hood and built in fridge/freezer, electronically operated double glazed window.



BEDROOM A large and light room with spacious walk-in wardrobe, Emergency cord, under floor heating, double glazed window



SHOWER ROOM Luxury suite of Panelled bath, low w.c. with concealed cistern, wash basin in vanity unit with cupboards under, mirror, under floor heating, tiled floor and part tiled walls.

OUTSIDE Well cared for communal gardens with residents parking.



DIRECTIONS From Maidenhead town centre proceed north on the A308 and the property is on the right hand side, entrance can be found down St Lukes Road.

AC00003347

EPC BAND: TBC

COUNCIL TAX BAND: TBA

VIEWING: To avoid disappointment, please arrange to view with our **Cookham office on 01628 531 222**. We shall be pleased to accompany you upon your inspection.

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 will be no delay in progressing a sale.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

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Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

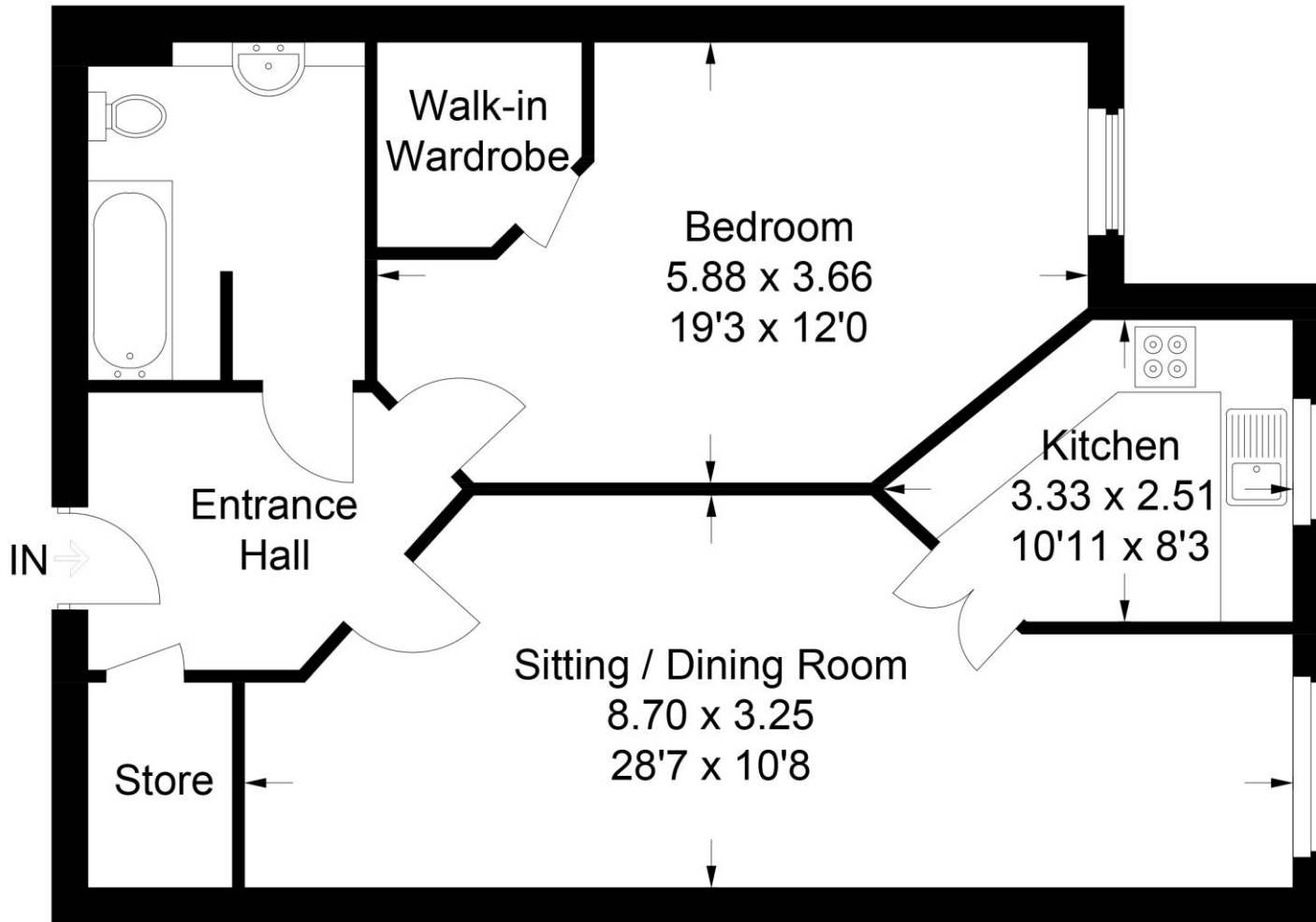
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed, nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords.

Please call **01628 816590** for further details.



Approximate Gross Internal Area
66.1 sq m / 712 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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