



**SWIFT HOUSE, ST LUKES ROAD, MAIDENHEAD**  
**PRICE: £140,000 LEASEHOLD**

**am** ANDREW  
MILSON



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

**PRICE £140,000 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, wellbeing suite with on site hairdressers landscaped gardens, 24/7 staffing. The property is offered with a long lease and vacant possession

**ONE LARGE BEDROOM: DRESSING ROOM: FITTED KITCHEN: LIVING/DINING ROOM: SHOWER ROOM: UNDER FLOOR HEATING, DOUBLE GLAZING NO ONWARD CHAIN**

**TO BE SOLD:** Swift House is a luxurious, 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. Conveniently positioned on the upper ground floor near facilities and lift, 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 with on site hairdressers, 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, hot water tank.



**LIVING/DINING:** A light and airy, spacious room with space for dining table, attractive fire place and surround, under floor heating, glass panelled doors to:-



**KITCHEN:** Well-appointed and fitted with cream fronted wall and floor cupboards and drawers with timber effect work tops, built in Neff electric oven, microwave and hob, extractor hood and built in fridge/freezer, double glazed window.



**BEDROOM:** A large and light room with spacious walk-in wardrobe with hanging rails and shelving, emergency cord, under floor heating, double glazed window



**SHOWER ROOM:** Fully tiled walls and floor, 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: B**

**COUNCIL TAX BAND: E**

**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.

Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712.

[allan.buckridge@thamesideassociates.co.uk](mailto:allan.buckridge@thamesideassociates.co.uk)

69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.

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

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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.

### **Ground Rent & Service Charges**

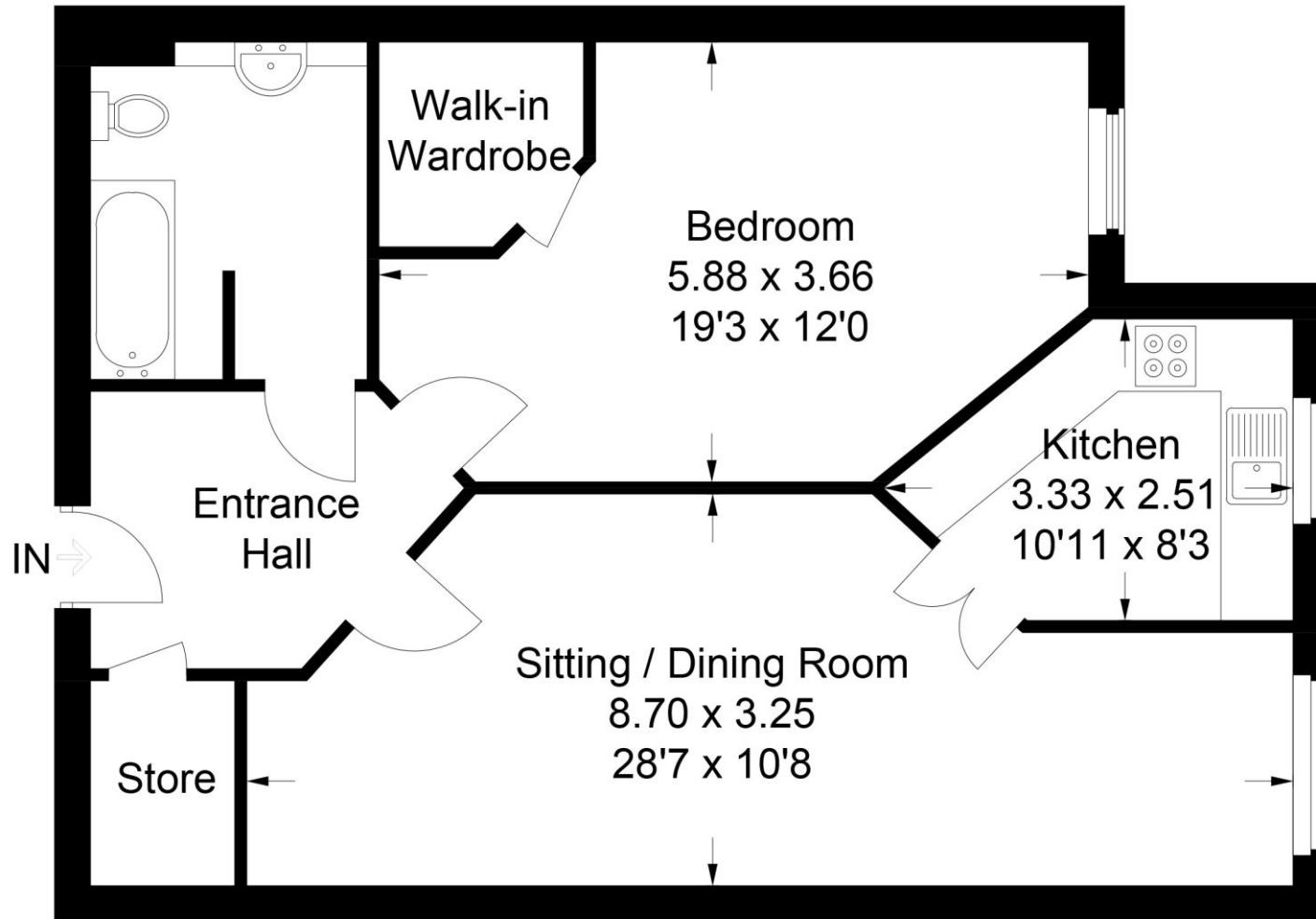
Ground rent is £225 per 6 months.

Service charge is £776.75 per month

**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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