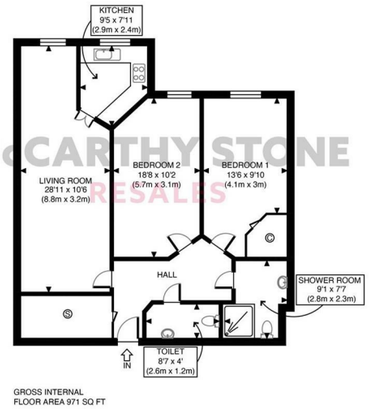
Excellent

Trustpilot

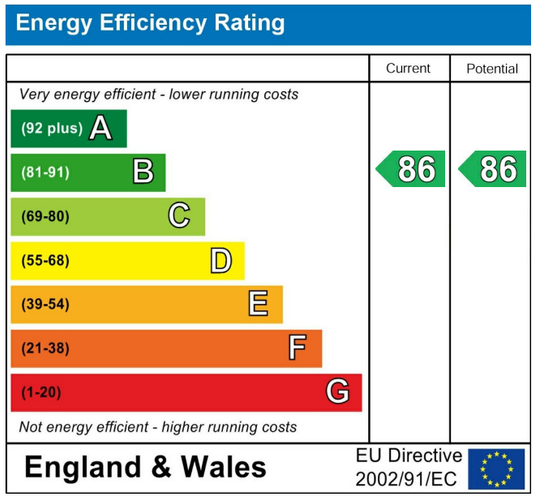
McCarthy & Stone
Resales.



GROSS INTERNAL
FLOOR AREA 971 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 971 SQ FT / 90 SQM Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	Swift House date 20/03/24 photoplan





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Registered in England and Wales No. 10716544

The Property Ombudsman







56 Swift House

St. Lukes Road, Maidenhead, SL6 7AJ

2 | 1 | Council Tax Band: F

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 56 Swift House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £150,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Two Double Bedrooms
- Allocated Car Parking Space
- Estate Manager with 24/7 staffing
- Communal lounge and function room
- Table service restaurant serving freshly prepared meals
- Wellness suite/Hairdressing salon
- Guest suite for family or friends
- Laundry room - Mobility scooter store with charging points
- Landscaped gardens with paved patio's and seating
- Part exchange & Entitlements Advice Available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

56 Swift House, Maidenhead

2 | 1 | Asking price £150,000

Swift House
Swift House is a purpose built Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. The development is proud to be Winner of Housing for Older People with Care Award 2019. There is an Estate Manager who leads the team and oversees the development. The most recent CQC Report for Care Providers was very good.

The apartment comprises a modern fully fitted kitchen, underfloor heating, fitted and tiled shower room, guest WC/cloakroom, two spacious bedrooms, spacious living room and a 24 hour emergency call system.

Communal facilities include a Homeowners lounge where social events and activities take place, a function room and landscaped gardens. There is also a well-being suite with a visiting hair technician. A fully equipped laundry room and a restaurant which is table service and serves freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in the entrance hall, bedroom and bathroom as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Swift House with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Local Area
Swift House is conveniently located for local bus services and within walking distance of the town centre and local amenities in Maidenhead, including Doctors surgeries, the arts centre and access to the railway station including the Elizabeth line to London and beyond.

Apartment Summary
ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF SWIFT HOUSE - BOOK NOW!

Enjoy comfortable and carefree retirement living in this bright and spacious two-bedroom, second-floor apartment, presented in excellent condition and ready to move into. Situated on the easterly side of the popular Swift House development by McCarthy Stone, the apartment enjoys a peaceful position away from the road and traffic noise, offering a relaxing environment to enjoy your retirement. The development provides an excellent range of facilities and services, including an on-site restaurant, 24-hour staffing and domestic assistance, helping you enjoy independent living with extra reassurance and support when needed. A further benefit is the apartment's own allocated parking space, offering added convenience for residents with a car.

Entitlements Advice and Part Exchange available

Car Parking
This apartment has its own allocated car parking space.

The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Swift House serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Landscaped Gardens
One of the main social hubs of Swift House is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Social Lifestyle
The Communal Lounge is at the heart of the community at Swift House and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Care & Support
The personal care services available at Swift House can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Lifestyle Services
Lifestyle Services at our Swift House development are designed to make everyday life easier, giving you more time to enjoy your retirement. From help with household tasks such as cleaning, laundry and shopping, to support with collecting prescriptions and other day-to-day errands, services can be tailored to your needs. Delivered by friendly on-site teams, Lifestyle Services provide added convenience, reassurance and flexibility, helping you maintain your independence while enjoying the lifestyle you want.

Leasehold
Ground Rent £525 per annum
Ground Rent Review Date June 2031
999 Year Lease From June 2016

Additional Information & Services
- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge
What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service charge: £13,496.67 per annum (for financial year end 30/06/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

MOVING MADE EASY
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













