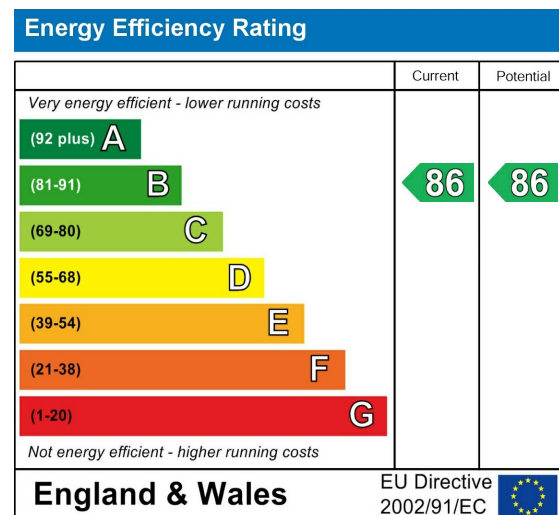
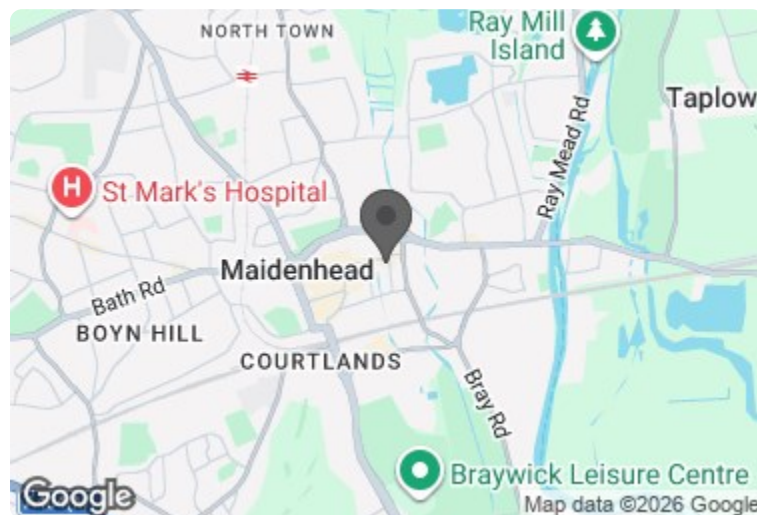
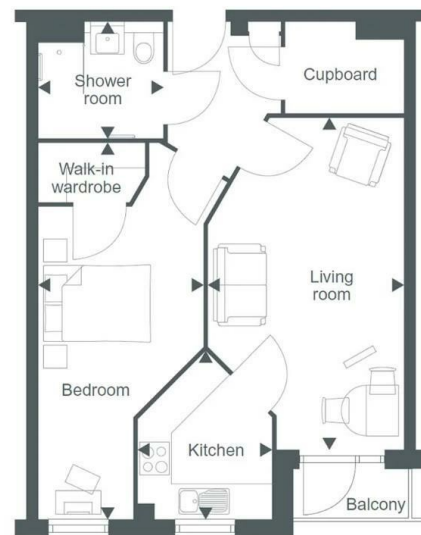


Approximate room sizes:
Living room
19'3" x 11'4" / 5867mm x 3466mm
Kitchen
9'9" x 7'10" / 2963mm x 2394mm
Bedroom
21'10" x 9'7" / 6659mm x 2916mm
Shower room
7'3" x 6'9" / 2200mm x 2050mm
Balcony
3'7" x 6'9" / 1088mm x 2062mm



Council Tax Band: D

Holding Deposit*: £150

Security Deposit**: £2,653

For our full tenant fee summary visit www.mccarthyandstone.co.uk/tenant-fee-schedule

McCarthy & Stone
Welcome Home.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included. All details referring to time and distances to localities are approximate. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All rentals will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecute.

*To be offset against your initial rent payment. **Equivalent to 5 weeks rent of the apartment only, excludes any car park licence fee. At the end of the tenancy, it is dealt with in accordance with the terms of the Tenancy Agreement. To view our full tenant fee summary visit www.mccarthyandstone.co.uk/tenant-fee-schedule. Fees include VAT at the prevailing rate where applicable. The liability for the service charge is the responsibility of the property landlord. Tenants are able to utilise all communal areas and services within the development. Client Money Protection (CMP) is provided by ARLA Propertymark. Membership Number M0335750. Independent Redress is provided by The Property Ombudsman. Membership Number: T04786

arla | propertymark
PROTECTED

propertymark
cmp
Client Money Protection

The Property
Ombudsman



23 Elgar Place

Bridge Avenue, Maidenhead, SL6 1BP

One-bedroom third-floor apartment with a west-facing walk-out balcony and spacious living accommodation at Elgar Place.

Rental Price

£1,850

No service charge payable.
Property is unfurnished.

Call us on 0800 8100 174
to find out more.

rentalenquiries@mccarthyandstone.co.uk
mccarthyandstone.co.uk

Rated Excellent
★★★★★
4.5K+ reviews
Trustpilot

Property Features

- House Manager
- 24 hour emergency call system
- Lifts to all floors
- Communal Lounge
- Guest suite for family or friends
- Mobility scooter store with charging points
- Patio Terrace with seating and tables
- Close to all local amenities
- Welcoming friendly atmosphere
- Video entry system

McCarthy & Stone
Welcome Home.

23 Elgar Place, 3-6 Bridge Avenue, Maidenhead

About Elgar Place

Located in the heart of the bustling town of Maidenhead, Elgar Place is an ideal option for those seeking a new build retirement apartment in this attractive riverside town. This modern Retirement Living development offers a collection of stylish one and two bedroom apartments exclusively for those over the age of 60.

Elgar Place features balconies to selected apartments and a delightful roof terrace with contemporary furniture and colourful landscaping for residents to enjoy. The apartments are light and airy, with thoughtful features such as waist-height plug sockets, a modern ivory-gloss fitted kitchen, electric kitchen window and energy efficient heating.

Situated in the Royal Borough, the development benefits from excellent access to many surrounding areas of interest including: Bray, Windsor, Reading, Marlow, Henley-on-Thames and High Wycombe, plus significant improvements are being delivered at Maidenhead station as part of the Crossrail programme. The town centre is just a short distance away, with amenities such as Waitrose, stylish eateries and High Street stores a stone's throw from the doorstep.

Elgar Place has been named after Sir Edward William Elgar, who was an English composer. Elgar was a resident in the Maidenhead area and locally performed, taught and composed.

Why rent?

The unique benefits of retirement rental properties make them an ideal option for people who don't want the commitment of ownership.



- Carefree maintenance - problems with the rental property are swiftly sorted out for you
- Fast and flexible - with fewer logistics than buying, it's quicker and easier to move in and out
- Budgeting is easy: you'll pay a single monthly payment. No service charge is payable.
- Frees up money: you may be able to use the equity from selling an existing property to do more of what you love
- Live on your terms - you'll have the chance to try out a retirement community to see if it suits
- Peace of mind - our Assured Tenancy Agreement means you can stay for as long as you like (subject to the minimum term)

"I don't have the stress of keeping up with the maintenance anymore – if something needs doing, I just ask the House Manager and it's done..." Helen, McCarthy Stone tenant

Landscaped Gardens

One of the main social hubs of Elgar Place 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.

Social Lifestyle

The Communal Lounge is at the heart of the community at DEVELOPMENT NAME and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, 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.



1 bed | Rental Price £1,850

About 23 Elgar Place

Well-presented one-bedroom apartment situated on the third floor. The apartment offers a bright and spacious living room with access to a west-facing walk-out balcony overlooking the rear of the development, providing a lovely outdoor space to enjoy. There is a modern fully fitted kitchen with integrated appliances, while the generous bedroom benefits from a convenient walk-in wardrobe. The contemporary shower room features a level-access shower, underfloor heating and useful vanity storage. The apartment also benefits from additional storage throughout, making it a comfortable and practical home designed for easy retirement living.

What's included at the development ?

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The rental payment does not cover external costs such as your Council Tax, electricity or TV. No parking space is included.

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.

Additional information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

