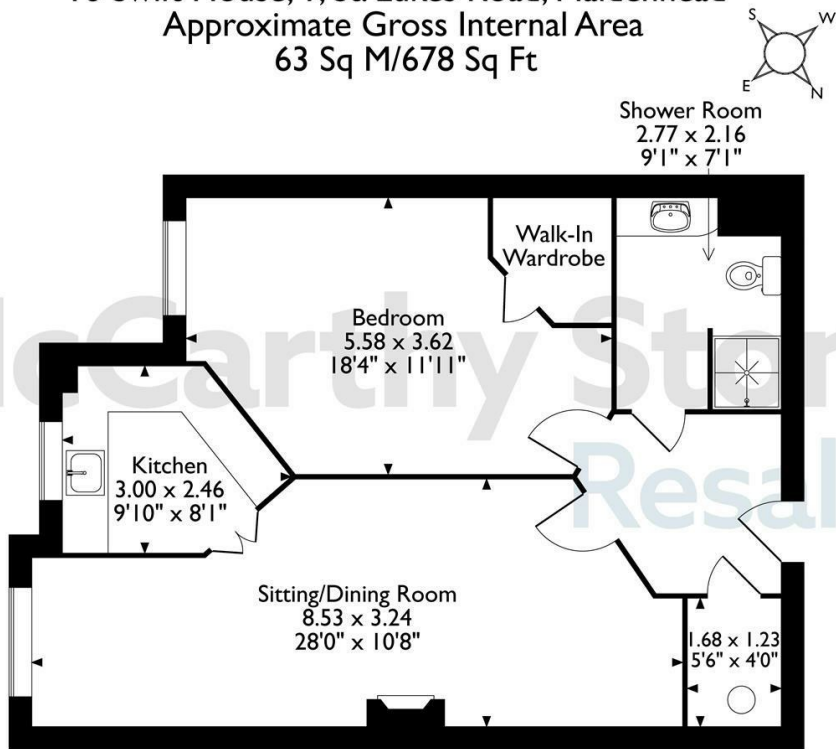


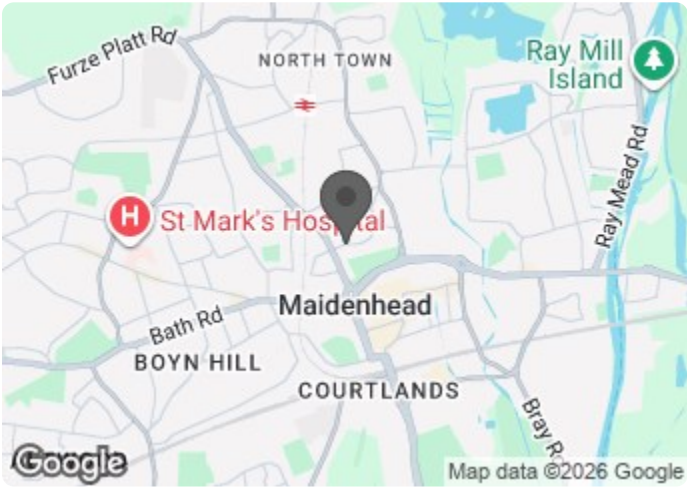
16 Swift House, 1, St. Lukes Road, Maidenhead
Approximate Gross Internal Area
63 Sq M/678 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

16 Swift House

St. Lukes Road, Maidenhead, SL6 7AJ



Asking price £175,000 Leasehold

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF SWIFT HOUSE - BOOK NOW! PART EXCHANGE & FREE ENTITLEMENTS ADVICE AVAILABLE - GET IN TOUCH WITH YOUR PROPERTY CONSULTANT.

****Parking Space Included**** A bright and spacious one bedroom, upper ground floor apartment. This apartment is freshly decorated, with new carpets fitted and boasts a modern kitchen, double bedroom, shower room and store. Swift House, a McCarthy Stone retirement living PLUS development that benefits from 24 hour staffing, emergency call system and a restaurant serving freshly prepared meals daily

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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St. Lukes Road, Maidenhead

Summary

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. There is an Estate Manager who leads the team and oversees the development. The apartment comprises of a fully fitted kitchen, underfloor heating, fitted and tiled shower room, spacious bedroom, lounge 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 your 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.

Swift House is conveniently located within walking distance of local amenities in Maidenhead. There is a local Park for leisurely walks and very convenient high street shops nearby.

Entrance Hallway

Large entrance hall with walk-in storage/airing



cupboard. Illuminated light switches, apartment security door entry system and intercom incorporating an emergency call button. Doors leading to the living room, bedroom and shower room.

Living Room

A deceptively spacious and thoughtfully designed living/dining room, feature fire and surround, TV and BT points. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostats. The room boasts floor ceiling windows and Juliet Balcony which allow ample natural daylight to flood the room. Partially glazed double doors to separate kitchen.

Kitchen

Fully fitted modern kitchen with tiled floor and an extensive range of base and wall units with contrasting worktops, electronically operated double glazed window. Features include waist high electric oven, microwave, ceramic hob, extractor hood and integral fridge/freezer. Freestanding slimline dishwasher included.

Bedroom

Spacious double bedroom with large walk-in wardrobe. Emergency pull cord. Underfloor heating, raised power points. TV and BT points. .

Shower Room

Partly tiled with walk-in level access shower with thermostatically controlled shower, underfloor heating and grab rails. WC and Vanity unit with sink mirror and light above. Emergency pull cord.

Service Charge (Breakdown)

- Estate Manager with 24 hour staffing and the 24 hour emergency call system for peace of mind
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas

1 bed | £175,000

- External window cleaning
- 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 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 Estates Manager.

Service charge: £10,349.03 per annum (for financial year end 30/06/2027)

Leasehold

Ground Rent £450 per annum
Ground Rent Review Date June 2031
999 Year Lease From June 2016

Additional Information & Services

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

Parking

The property has a parking bay 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.

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

For more information speak with our Property Consultant today.

