

RICE+ROMAN



Swift House, Maidenhead

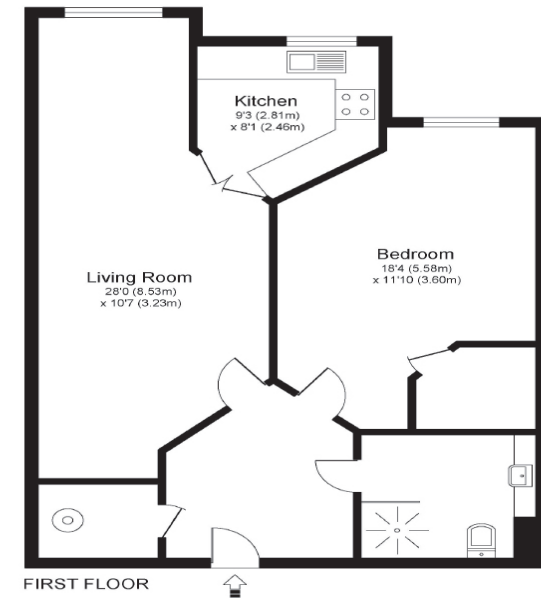
SL6 7AJ



## Living Area

Swift House, 1 St. Lukes Road Maidenhead, Berkshire, SL6 7AJ

SWIFT HOUSE, 1ST. LUKES ROAD, MAIDENHEAD, SL6



Approximate Gross Internal Floor Area: 64 m sq / 684 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

- Exclusively For Those Age 70 and Over
- One double bedroom
- Redecorated and new flooring
- Communal lounge and Restaurant
- Laundry Room and Guest Suite
- Landscaped Communal Gardens

**Price:** £175,000.00  
**Service Charge:** £10,001 PA  
**Ground Rent:** £480 PA  
**Other Charges:** N/A  
**Lease Length:** Expiry Date 3015  
**Tenure:** Leasehold

**EPC Rating:** B

For more information  
please contact:

Rice & Roman  
 T: 01344 981246  
 E: info@riceandroman.co.uk  
 Lynwood Village, SL50FJ  
 www.riceandroman.co.uk

**RICE +  
ROMAN**

Agents Notices - These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Countrywide Estate Agents. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.