

APPROX. GROSS INTERNAL FLOOR AREA 971 SQ FT / 90 SQM	Swift House
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	date 20/03/24
	photoplan

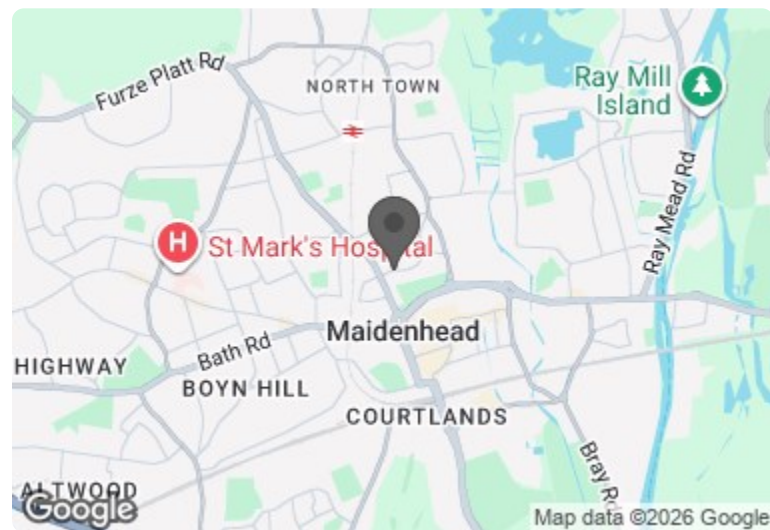
## 56 Swift House

St. Lukes Road, Maidenhead, SL6 7AJ

PRICE REDUCED



Council Tax Band: F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £160,000 Leasehold

\*ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF SWIFT HOUSE - BOOK NOW!\*  
A bright and spacious two bedroom, second floor apartment with a parking space is being offered in excellent condition and ready to move into. It is located on the easterly side of the development away from the road and traffic noise allowing for a peaceful and worry free retirement living lifestyle. This apartment benefits from having an allocated car parking space.

Call us on 0345 556 4104 to find out more.

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 Resales 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 in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. 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 purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales 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 Resales.

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales  
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.  
Registered in England and Wales No. 10716544



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

# Swift House, St. Lukes Road, Maidenhead,

## 2 Bed | £160,000

PRICE  
REDUCED

### 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 that can assist with service charges or living costs.
- 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.

### 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. 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.

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.

### Entrance Hall

Large entrance hall with walk-in storage/airing cupboard. Illuminated light switches, apartment security door entry system and intercom. Emergency call panel. Doors lead to the living room, two bedrooms, shower room and WC/cloakroom.

### Living Room

Spacious living room, TV and BT points. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostats. Double glazed windows with an easterly aspect.

### Kitchen

Fully fitted modern kitchen with an excellent range of base and wall units and contrasting worktops, tiled floor and electronically operated double glazed window. Features include waist high electric oven, microwave, ceramic hob with opaque glass splash-back and stainless steel extractor hood and fitted fridge/freezer.

### Bedroom One with walk-in wardrobe

A large double bedroom with a convenient walk-in wardrobe housing shelving and hanging rails. Emergency pull cord. Underfloor heating, raised power points. TV and BT points. Window with easterly aspect.

### Bedroom Two

Second double bedroom of excellent proportions. Underfloor heating, raised power points. TV and BT points. Window with easterly aspect.

### Shower Room

Modern wet-room style shower room with fully tiled level access walk-in shower with thermostatically controlled shower unit, underfloor heating and grab rails. Close coupled WC and Vanity unit with wash basin and storage below, mirror and light above. Emergency pull cord. Electric heated ladder style towel rail and extractor.

### WC/Cloakroom

Fully tiled floor and walls, WC, Pedestal wash hand basin, Mirror.

### Service Charge (Breakdown)

- 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 Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager. Find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £13,147.85 per annum (for financial year end 30/06/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

### Leasehold

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

### Car Parking

This apartment has its own allocated car parking space.

### Additional Information & Services

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

