

### 3 Swift House

St. Lukes Road, Maidenhead, SL6 7AJ



Ground Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com

Council Tax Band: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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		

**Asking price £280,000 Leasehold**

A BEAUTIFULLY PRESENTED ONE BEDROOM GROUND FLOOR RETIRMENT APARTMENT. Swift House, A McCarthy Stone Retirement living plus development is nestled in Maidenhead and boasts Landscaped gardens, a Homeowner's lounge where social events take place as well as an on-site Bistro.

\*Entitlements Advice and Part Exchange available\*

**Call us on 0345 556 4104 to find out more.**

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# St. Lukes Road, Maidenhead, Berkshire. SL6

## 7AJ

### 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.

### ENTRANCE HALL

Large entrance hall with walk-in storage/airing cupboard. Illuminated light switches, apartment security door entry system and intercom. Emergency pull cord.

### LIVING/DINING ROOM

With feature fire surround, TV and BT points. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostats. Partially glazed double doors opening onto a separate kitchen

### KITCHEN

Fully fitted kitchen with tiled floor and electronically operated double glazed window. Features include waist high NEFF oven, NEFF microwave, NEFF ceramic hob and extractor hood and fitted fridge/freezer.

### BEDROOM

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

### SHOWER ROOM

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

### SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas

## 1 bed | £280,000

- 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, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or Estates Manager.

Service Charge: £10,001.57 for financial year end 30/06/2026

### LEASEHOLD

Ground Rent £450 p.a  
999 Year Lease From 2016

