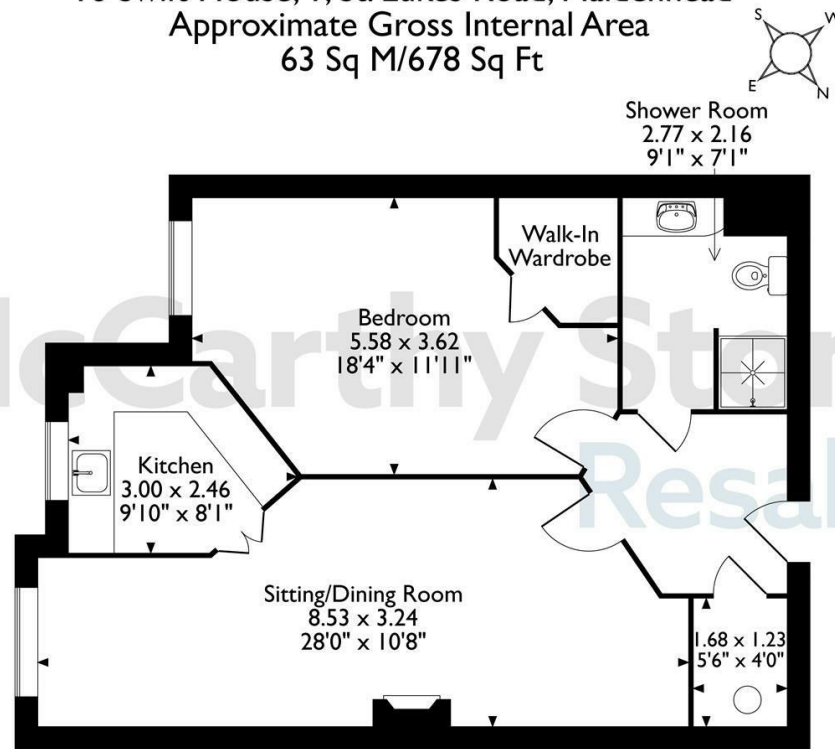
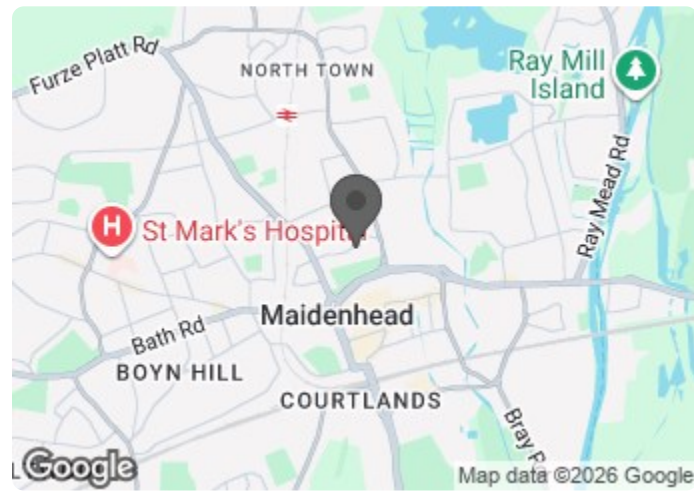


16 Swift House, 1, St. Lukes Road, Maidenhead  
Approximate Gross Internal Area  
63 Sq M/678 Sq Ft



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) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(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		

**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!\*

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 \*\*Parking Space Included\*\*

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

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

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. Unauthorised reproduction is strictly prohibited.



# 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

# 1 bed | £175,000

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
- 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: £10,001.57 per annum (for financial year end 30/06/2026)

## 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



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