HOUSING-WITH-CARE AWARDS
EAC
2019
McCarthy & Stone
RESALES
48 Swift House St. Lukes Road, Maidenhead, SL6 7AJ
Asking price £565,000 LEASEHOLD
For further details
please call 0345 5564104

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A BEAUTIFULLY PRESENTED TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH DUAL ASPECT LOUNGE. ****PARKING SPACE INCLUDED .****

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 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

Lounge

Triple aspect spacious lounge with feature fire surround, TV and BT points. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostats.

Kitchen

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

Bedroom One

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

Bedroom Two

Spacious second bedroom. 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

- 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

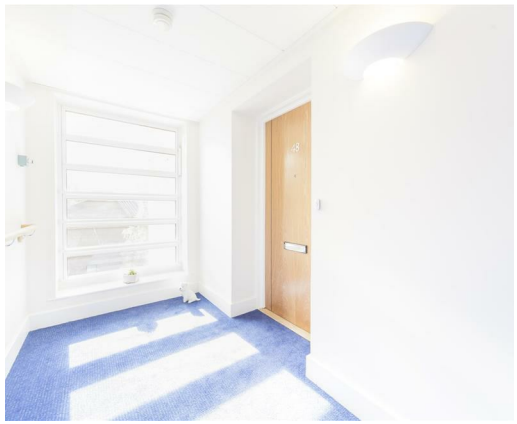
The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or Estates Manager.

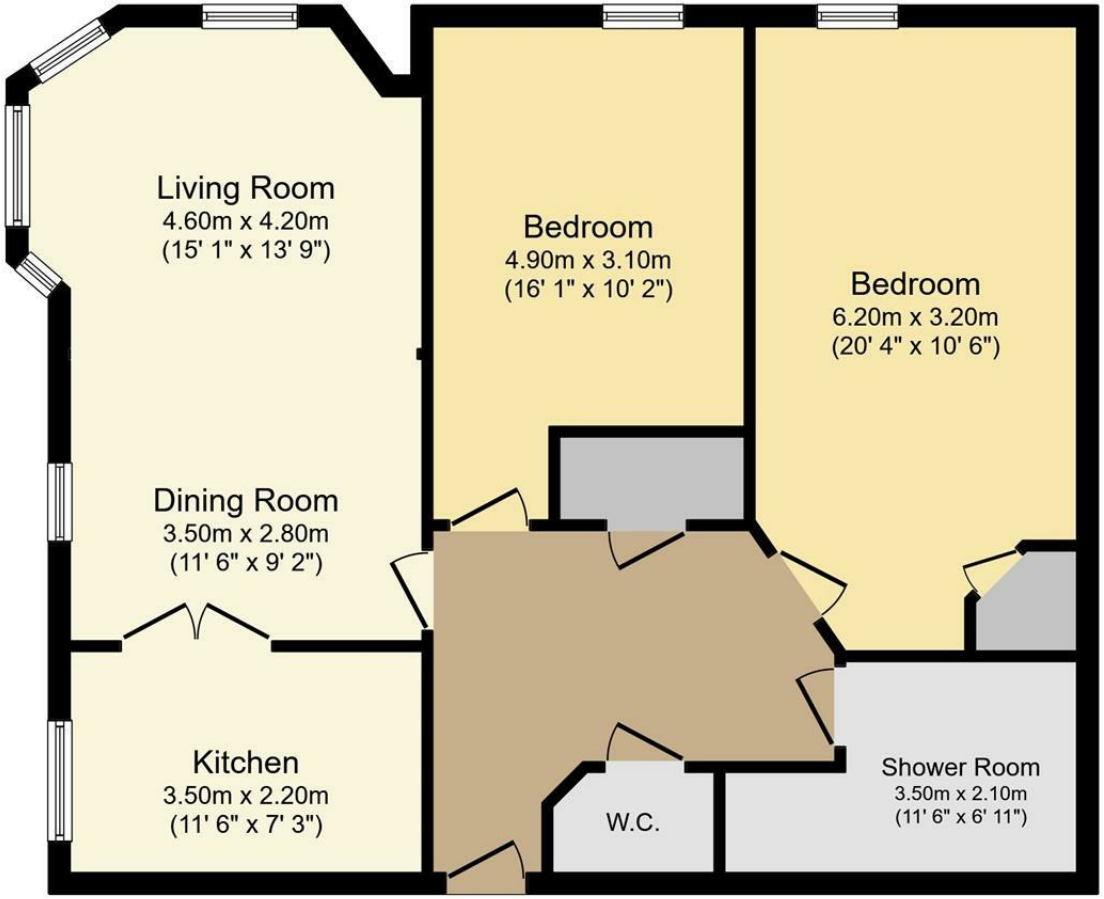
Car Parking

This property comes with its own car parking space.

Leasehold

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





Floor Plan

Floor area 84.0 sq. m. (904 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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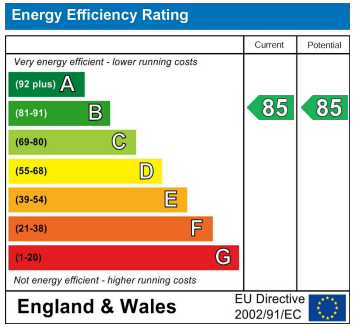

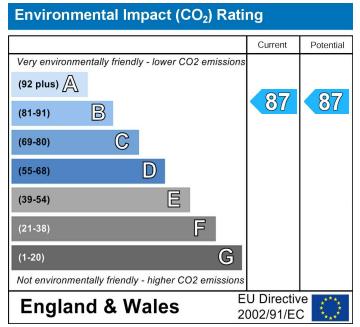

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 5564104 or email resales@mccarthyandstone.co.uk

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