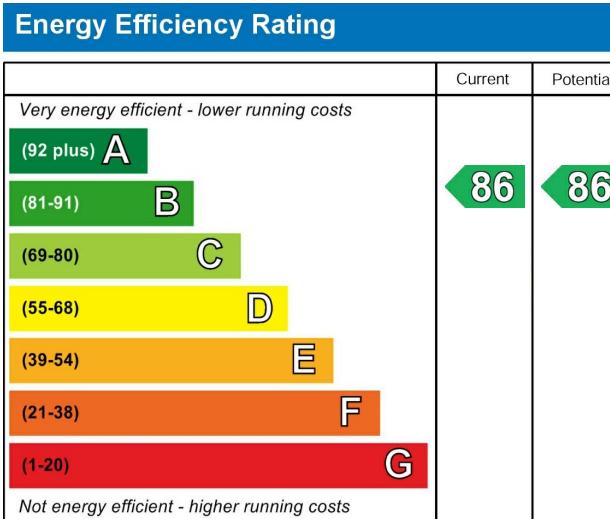
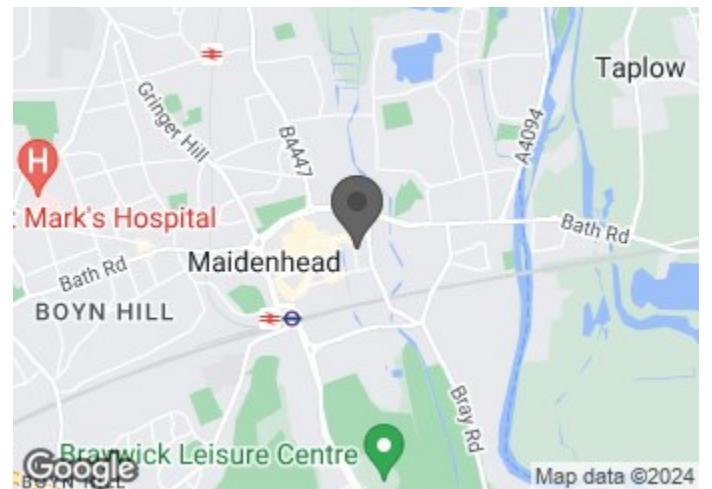


## COUNCIL TAX BAND: D



## McCARTHY STONE RESALES

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## 10 ELGAR PLACE

3-6 BRIDGE AVENUE, MAIDENHEAD, SL6 1BP



Retirement living at Elgar Place. A beautifully presented and spacious energy efficient, one double bedroom, single shower room, first floor apartment benefitting from a covered balcony and all principle rooms having a westerly aspect.

### PRICE REDUCTION

**OFFERS OVER £200,000 LEASEHOLD**

For further details, please call **0345 556 4104**

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# 3-6 BRIDGE AVENUE, MAIDENHEAD

## SUMMARY

Elgar Place is a Retirement Living development situated in the riverside town of Maidenhead with plenty of beautiful open green spaces and the high street close at hand. The town center boasts a selection of well known stores and independent shopping facilities. Within the Nicholas Shopping Center there are over 60 shops including Waitrose and Marks & Spencer. Maidenhead has an Odeon Cinema and the Magnet Leisure Center with a swimming pool and a wide variety of sports facilities. For those that enjoy the fresh outdoors the riverside paths offer amazing views of one of the most beautiful stretches along the River Thames. The Guards Polo Club and Island is a conservation area highly renowned for its history and a popular attraction for those who enjoy leisurely walks.

10 Elgar Place is a beautifully presented one bedroom, single shower room apartment with an array of on-site facilities and numerous safety and security features.

Elgar Place has everything you need to enjoy a full and active retirement. The Club Lounge, located on the first floor, provides the perfect place to socialise with friends and extends out via bi-fold doors to a beautiful patio terrace. The development also benefits from a guest suite, complete with a television and tea and coffee making facilities, so that you can invite your friends and family to stay. The designated house manager manages the day to day running of this development and can offer support and help if needed.

## ENTRANCE HALLWAY

Front door with spy hole leads to the entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard housing the



hot water tank, shelving and fitted washing machine. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and shower room.

Note: All rooms have electric underfloor heating and benefit from the built in air filtration system.

## LIVING ROOM WITH COVERED BALCONY

A beautifully presented and spacious living/dining room. The living room benefits from a glazed patio door with windows to side opening onto a covered walk-out balcony with external lighting and a westerly aspect. Two ceiling light points, raised power points. Sky & Sky+, TV & telephone points. Entrance to the separate kitchen.

## KITCHEN

Modern fitted kitchen with a range of low and eye level units and drawers with co-ordinated work surfaces. Electrically operated UPVC double glazed window with a Westerly aspect. Stainless steel sink with mono lever tap and drainer. NEFF waist height oven, fitted microwave above, ceramic hob, cooker hood, integral fridge freezer and dishwasher, under pelmet lighting.

## BEDROOM

A double bedroom with a spacious walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, double glazed window with a westerly aspect.

## SHOWER ROOM

Tiled with slip resistant floor tiling, walk-in level access shower. Underfloor heating and grab rails. WC and counter top wash hand basin, heated mirror, heated towel rail, and shaver socket. Emergency pull cord.

# 1 BEDROOMS £200,000

## SERVICE CHARGE (BREAKDOWN)

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

Service charge: £2,594.52 per annum (for financial year ending 30/06/24)

## LEASEHOLD

999 years from the 1st January 2018

Ground Rent: £495 per annum

Ground rent review date: January 2033

