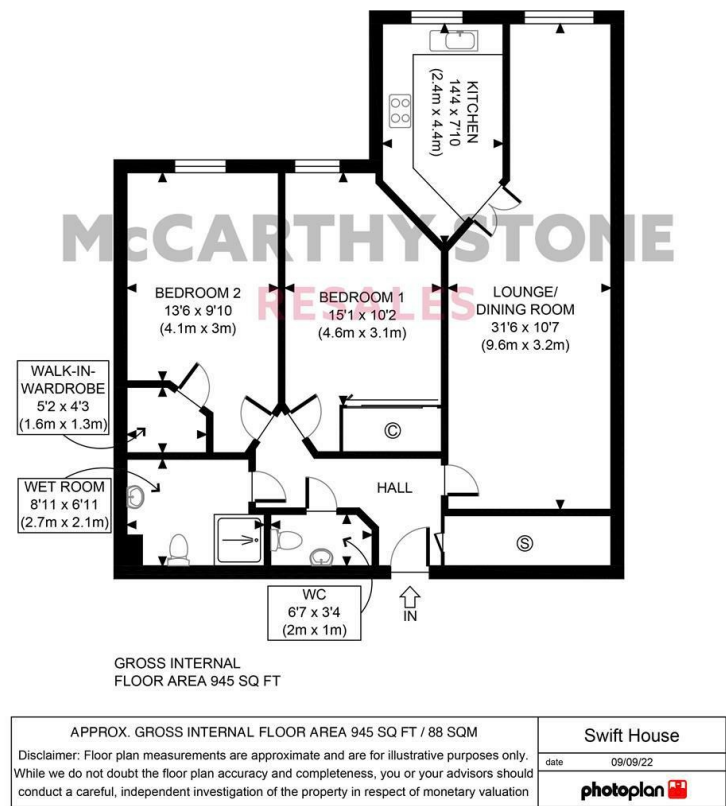
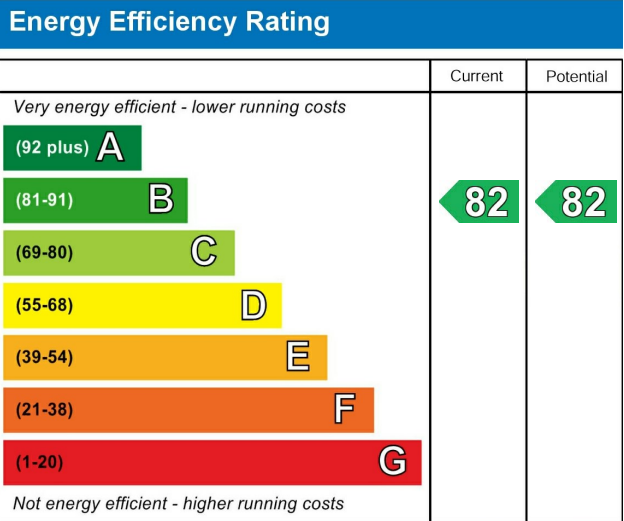


McCARTHY STONE
RESALES

24 SWIFT HOUSE
ST. LUKES ROAD, MAIDENHEAD, SL6 7AJ



COUNCIL TAX BAND: F



ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF SWIFT HOUSE - BOOK NOW!

A bright and spacious two bedroom, first floor apartment 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.

PRICE REDUCTION

ASKING PRICE £425,000 LEASEHOLD

For further details, please call **0345 556 4104**
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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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

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SWIFT HOUSE, ST. LUKES ROAD,

2 BEDROOMS £425,000

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 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 call system. Doors lead to the living room, two bedrooms, shower room and separate WC.

LIVING ROOM
Spacious living room with feature fire surround and decorative coal effect electric fire, 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
Spacious Double bedroom with large 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. Fitted wardrobe with sliding doors. Fitted desk/ dressing table. 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, mirror and light above. Emergency pull cord. Electric heated ladder style towel rail and extractor.

CLOAKROOM/WC
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: £11,504.99 per annum (for financial year end 30/06/2024).

LEASEHOLD
Ground Rent £450 per annum
Ground Rent Review Date: Une 2031
999 Year Lease From the 1st June 2016

CAR PARKING
This apartment benefits from having its own allocated car parking space.

