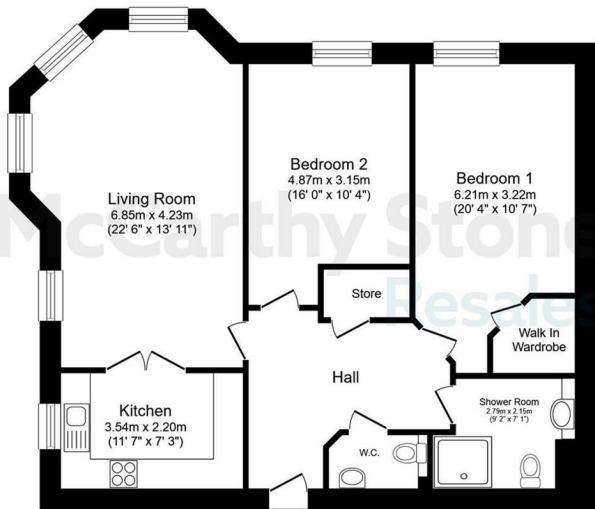
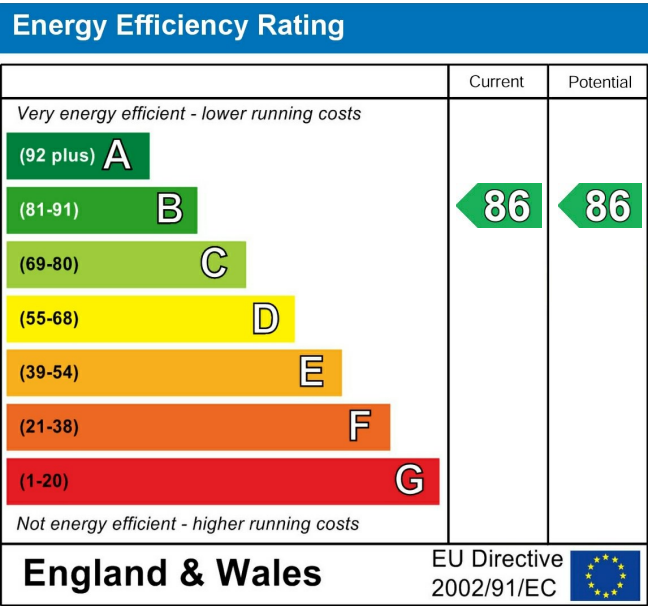




Total floor area 92.3 sq.m. (994 sq.ft.) approx
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Registered in England and Wales No. 10716544



17 Swift House

St. Lukes Road, Maidenhead, SL6 7AJ

2 Council Tax Band: F

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 17 Swift House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £220,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk



Why you'll love living here:

- A unique and large two bedroom apartment
- 24 hour emergency call system
- Estate Manager with 24/7 staffing
- Communal lounge and function room
- Table service restaurant serving freshly prepared meals daily
- Wellness suite/Hairdressing salon
- Guest suite for family or friends
- Laundry room - Mobility scooter store with charging points
- Landscaped gardens with paved patio's and seating
- Part exchange available

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

17 Swift House, Maidenhead

 2 |  1 | Asking price £220,000

Apartment Overview

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

A bright and spacious UNIQUE two bedroom, first floor apartment. This apartment boasts a multi-aspect living room, modern kitchen with integrated appliances, two double bedrooms and shower room. Swift House is a popular retirement living plus development with an onsite restaurant, 24/7 staffing and domestic assistance available.

Please ask about our part exchange scheme and entitlements advice!

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 most recent CQC Report for Care Providers was very good.

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 as well as 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 24/7 emergency call system provided by a personal pendant and call points in the entrance hall, 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 for local bus services and within walking distance of the town centre and local amenities in Maidenhead, including Doctors surgeries, the arts centre and access to the railway station including the Elizabeth line to London and beyond.

Living Room

A generously sized, unique living area with large windows allowing natural light to flood the room. The living room provides ample space for dining as well as comfortable seating. TV and BT points, raised electric power sockets. Underfloor heating with individual thermostats.

Kitchen

Fully fitted modern kitchen with an excellent range of base and wall units and contrasting worktops. The electronically operated window sits above the sink with drainer. Waist height electric oven with microwave above, four ring ceramic hob with opaque glass splash-back and stainless steel extractor hood, fitted fridge/freezer.

Bedroom One with walk-in wardrobe

A neutrally decorated and carpeted double bedroom with a convenient walk-in wardrobe housing shelving and hanging rails. TV and BT point, raised electric power sockets. Underfloor heating with individual thermostats. Emergency pull cord.

Bedroom Two

Second double bedroom which could be utilised as a study or hobby room. TV point, raised electric power sockets. Underfloor heating with individual thermostats. Emergency pull cord.

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 and storage below, mirror and light above. Electric heated ladder style towel rail and extractor. Emergency pull cord.

WC/Cloakroom

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: £13,496.67 per annum (for financial year end 30/06/2027)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to supporting you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Leasehold

Ground Rent £525 per annum
Ground Rent Review Date June 2031
999 Year Lease From June 2016

Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

