



## 1 bed retirement property to buy

1 St. Lukes Road, Maidenhead,  
Maidenhead, Berkshire, SL6 7AJ

**£55,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Newly Fitted Flooring
- ✓ 70+ Retirement Home
- ✓ McCarthy Stone Build
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: B
- ✓ Heating supply: Other

## Description

A spacious first floor one-bedroom apartment in this popular 70+ retirement development within close proximity to Maidenhead town centre.

The accommodation includes a spacious living room with double doors that lead to a modern kitchen, which includes a fitted hob, overhead extractor hood, separate oven and newly fitted flooring, a master bedroom features built-in wardrobes, a large storage cupboard and a modern bathroom with a walk-in shower. The apartment has been redecorated throughout and the kitchen and bathroom were newly fitted when purchased.

Swift House is a Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 70s and consists of one and two-bedroom apartments located within walking distance to Maidenhead town centre.

Communal facilities include a bistro-style restaurant with table service, a homeowners' lounge with many social events and activities, laundry, a "well-being" suite and one hour of domestic support per week is included in the service charge. You have additional flexible care and support packages that can be tailored to support your individual needs, you have everything at Swift House to help you relax and enjoy your retirement. In addition there is a guest suite, lifts to all floors, a well-presented landscaped garden and a mobility scooter store and car parking.

For sale through Pattinson Auction under Conditional Terms

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Council Tax Band: E

Tenure: Leasehold

Length of Lease: 991

Annual Ground Rent Amount: £450.00

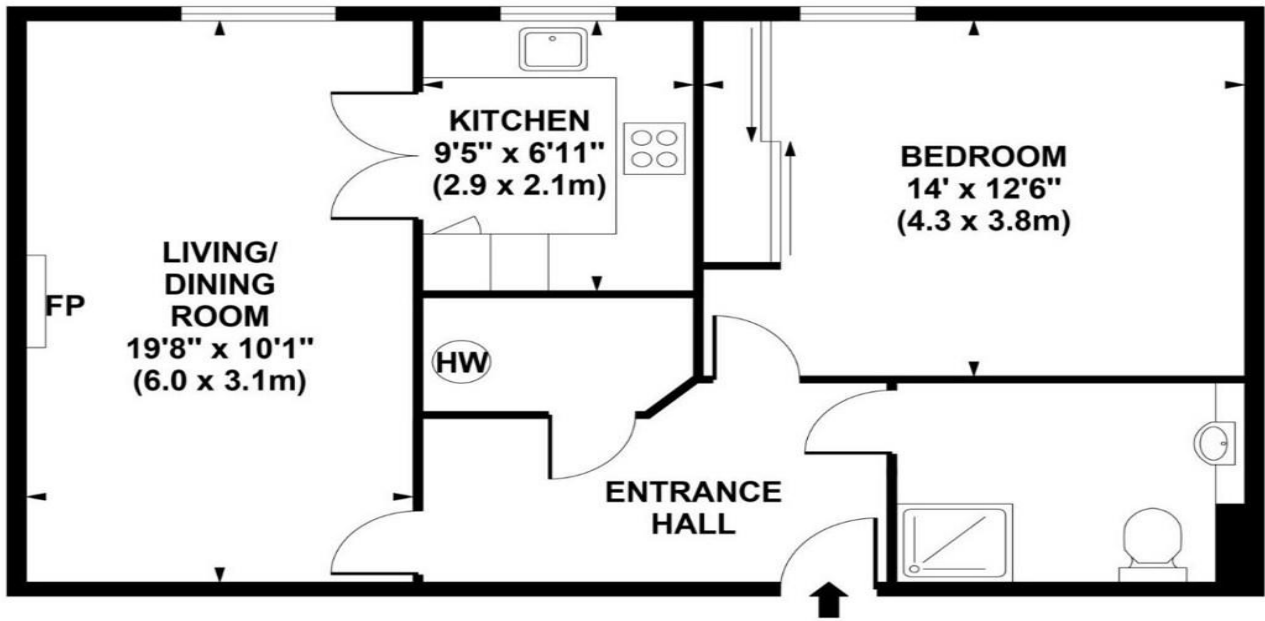
Annual Service Charge Amount: £10,001.00

Price: Starting Bid £55,000

Property Type: Retirement property

Parking: Off Street

Heating: Other



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 622 SQ FT / 58 SQ M

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	86	86
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**Mercantile House Silverlink Business Park, Wallsend, Tyne and Wear, NE28 9NX,**  
[www.partneragents.co.uk](http://www.partneragents.co.uk)

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