



A bright and spacious ground floor two-bedroom apartment is being offered in excellent condition with NO ONWARD CHAIN, ready to move into. The apartment comprises a modern fully fitted kitchen, underfloor heating, a fitted and tiled shower room, two spacious bedrooms, the master with a walk in wardrobe, a living room, separate cloakroom and a 24-hour emergency call system. Swift House is conveniently located within walking distance of local amenities in Maidenhead.

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.



## Property Information

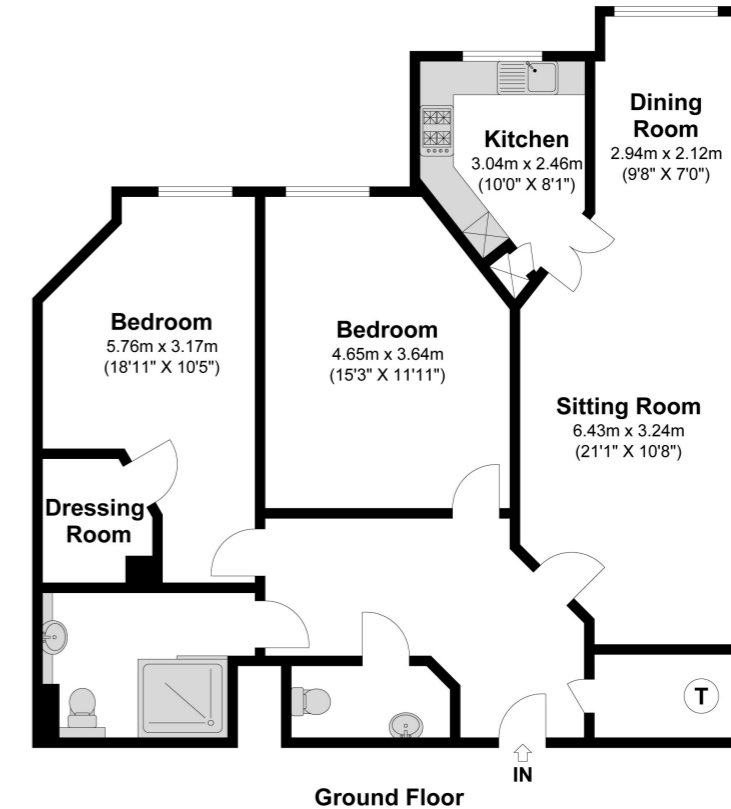
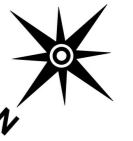
-  24 HOUR EMERGENCY CALL SYSTEM
-  ESTATE MANAGER WITH 24/7 STAFFING
-  FOR THOSE AGED 70+
-  WALKING DISTANCE OF TOWN CENTRE & TRAIN STATION
-  COMMUNAL LOUNGE AND FUNCTION ROOM
-  GUEST SUITE FOR FAMILY OR FRIENDS
-  TWO BEDROOMS
-  NO CHAIN

					
x2	x1	x2	x1	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



**Saint Luke's Road**  
Approximate Floor Area  
991.89 Square feet 92.15 Square metres



Ground Floor  
Illustrations are for identification purposes only, measurements are approximate, not to scale

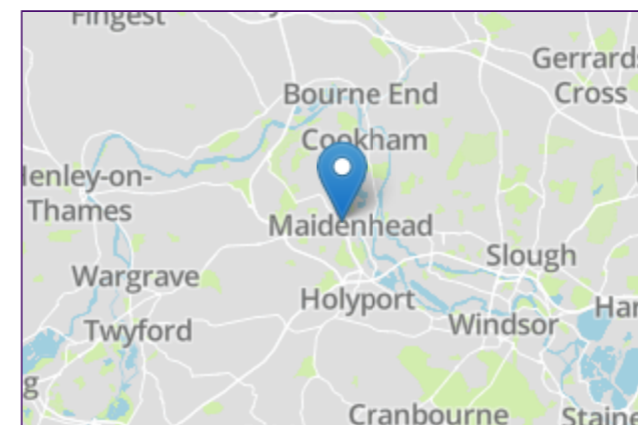
Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

### Information

- Service Charge: £12,300. Per Annum
- Ground Rent: £525 Per Annum
- Lease length- 993 years left
- Tenure: Leasehold
- Council Tax Band:F
- EPC Rating: B
- Heating Type: All electric
- Parking Unallocated

### Location

This property is conveniently located next to Maidenhead Crossrail Railway station approximately 0.7 mile away, centre providing fast links into London Paddington (fast trains approx. 20 minutes). Walking distance to the town centre. This now also benefits from being part of the Crossrail network with the Elizabeth Line offering direct services into Central and East London.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(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>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
<small>EU Directive 2002/91/EC</small>		