



**60, Swift House  
St Lukes Road  
Maidenhead  
Berkshire  
SL6 7AJ**

**Offers In Excess Of £312,000**

**bettermove**

# St Lukes Road Maidenhead

Bettermove are proud to present this 2 bedroom retirement flat in Maidenhead available with no forward chain, welcoming cash buyers only.

The property benefits from double glazing, electric heating throughout and has off street parking available.

The council tax band is F.

This is a leasehold property with 999 years on the lease from 2016; the ground rent is £525pa and the service charge is £12,301.68pa.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, w/c, 2 bedrooms and the shower room.

Located in the popular town of Maidenhead, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A308, Maidenhead train station and local bus routes.

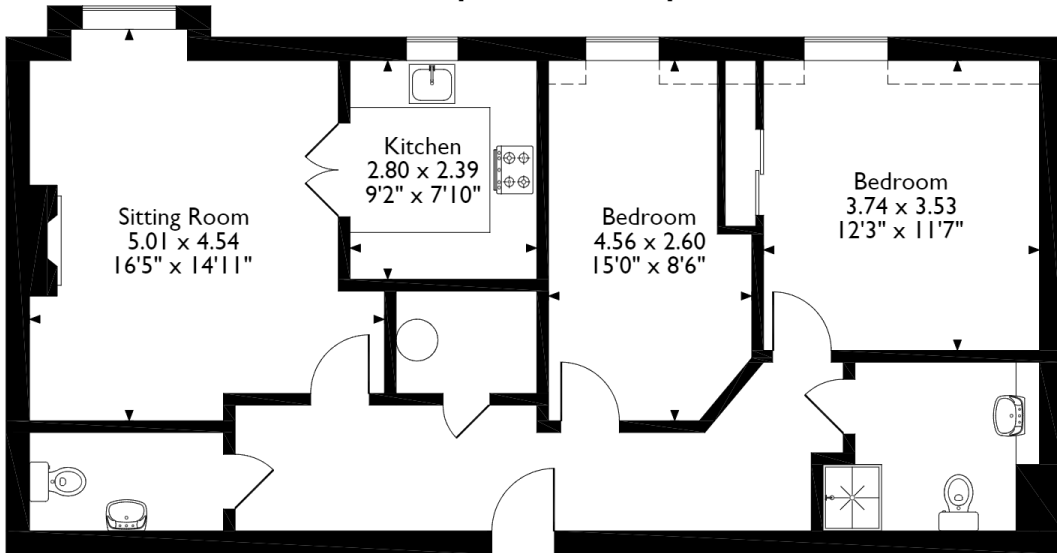
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





# Swift House, St. Lukes Road, Maidenhead

## Approximate Gross Internal Area 78 Sq M/840 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(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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