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GUIDE PRICE: £120,000 LEASEHOLD

46 SWANBROOK COURT, YORK ROAD, MAIDENHEAD, BERKSHIRE, SL6 1YZ

NO ONWARD CHAIN. A spacious one bedroom retirement apartment located on the third floor. Swanbrook Court was constructed by McCarthy & Stone (Developments) Ltd and is situated in the town centre. Featuring an entrance hall, living/ dining room, kitchen, spacious double bedroom, well presented bathroom, secure entry phone system, on-site warden and communal facilities. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Situated in the town centre.

***SPACIOUS ONE BEDROOM RETIRMENT PROPERTY *RESIDENTS LOUNGE *LIFT TO ALL FLOORS *GUEST SUITE *HOUSE MANAGER *MINIMUM AGE 60 *COMMUNAL GARDEN *TOWN CENTRE LOCATION *EPC RATING C**

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LEASE, CHARGES & COUNCIL TAX

Lease – 90 years remaining

Ground rent - £554 per annum

Service charge - £2774 per annum

Council tax – Band C 2023-24 £1385.19 per annum.

ACCOMMODATION

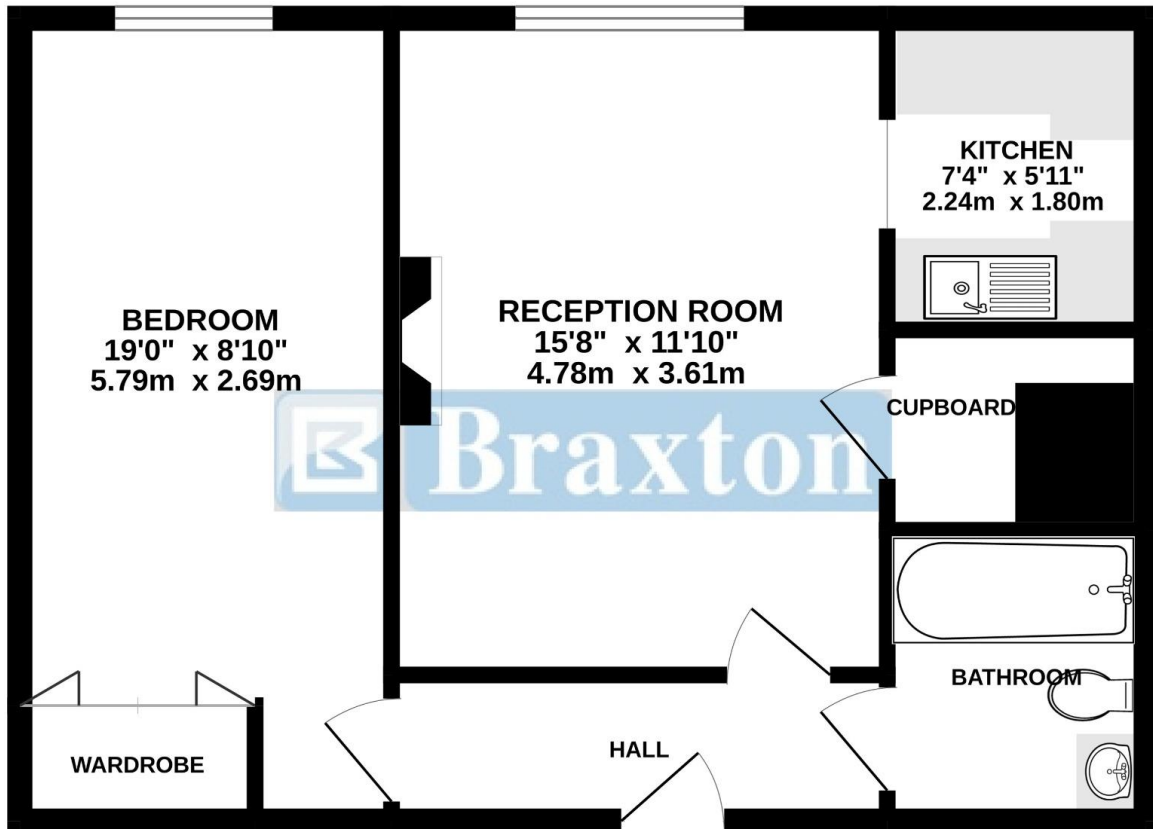




For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. Whilst these particulars are believed to be correct their accuracy is not guaranteed and are given without responsibility. They do not form part of any contract



THIRD FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 524sq.ft. (48.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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