



Luxury 2 Bed  
Retirement Apartment  
Swift House

Thames &  
Country

GUIDE PRICE  
£225,000

# 1 St Luke's Road 2 Swift House Maidenhead - SL6 7AJ



## Swift House Luxury 2 Double Bedroom Retirement Living for the Over 70s

This elegant two-bedroom ground floor apartment offers premium retirement living in the heart of Maidenhead with a secure 990 year lease. Featuring full underfloor heating throughout, the spacious layout includes a primary bedroom with walk-in wardrobe, second bedroom, open-plan living area with integrated kitchen, and ample storage. Swift House provides the perfect balance of independence and security with 24-hour support, an on-site restaurant serving freshly prepared meals, and beautiful landscaped gardens. Enjoy hotel-like amenities including a communal lounge, salon, and guest suite, all within walking distance of Maidenhead town centre. Exclusive residence contract available only for those over 70.ish

Thames & Country, Marlow International Parkway Marlow Buckinghamshire SL7 1YL

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## Energy Efficiency Rating

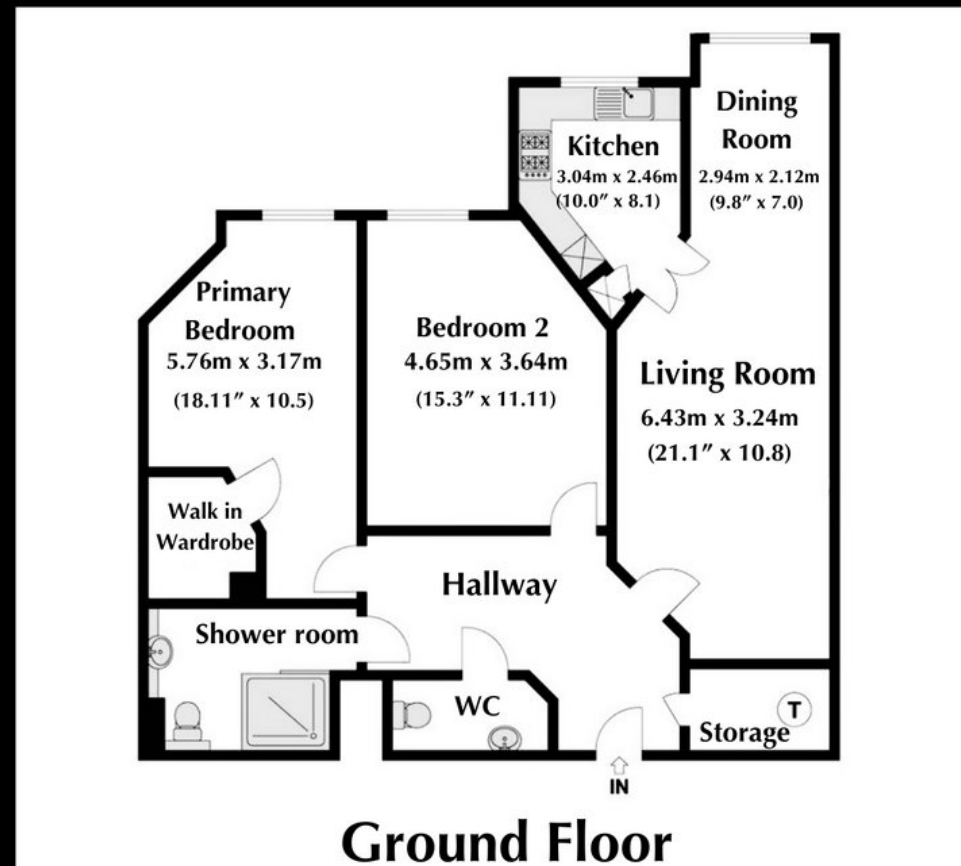
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <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 environmentally friendly - higher CO<sub>2</sub> emissions</i>		

## 2 SWIFT HOUSE

Thames & Country



## Ground Floor

### Approx Gross Internal Area

92.15 m<sup>2</sup>

991.89 Sqft

📞 01628 474000



2



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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. Made by Miles Touchard for Thames & Country ©2023

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