

# PRICE REDUCTION



McCarthy & Stone  
RESALES



2 Blyton House, Marlow Road, Bourne End, SL8 5SE  
Asking price £500,000 Leasehold

For further details  
please call 0345 556 4104



## 2 Blyton House, Marlow Road, Bourne End, SL8 5SE

This truly stunning, two bedroom, two shower room, ground floor apartment must be seen to be appreciated. Blyton House offers all that is required to enjoy a peaceful but independent retirement.

### Blyton House Summary

Blyton House, built by McCarthy & Stone, has been designed and constructed for modern independent retirement living. All under half a mile from it's front door, the development has an array of amenities such as; Bus stop; Post office; Butcher; Library; Bank; Community centre; Optician; Pharmacy; Hairdresser; Dentist; Doctors surgery; Bourne End train station; Church. The development consists of 25 one and two-bedroom retirement apartments for the over 60s. The apartments boast Sky/Sky+ connection points in living room, fitted wardrobes in main bedroom, security door entry systems, and underfloor heating (all underfloor heating costs are covered by the service charge). The dedicated House Manager is on site during their working hours (9am - 2pm) to take care of running the development. For added convenience there's a mobility scooter store/charging room which can be used £10 a year. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

### The Apartment

This stunning ground floor apartment comes fully carpeted and the sale will include the integral kitchen appliances and light fittings.

### Entrance Hall

Front door with spy hole and letter box. The 24-hour Tunstall

emergency response system is situated in the hall. A walk-in storage cupboard/airing cupboard housing the hot water tank. Smoke detector and ceiling light. Secure entry system with intercom. Doors lead to the bedrooms, living room and shower room.

### Living Room & Covered Patio

A very well presented and spacious living/dining room benefitting from a glazed patio door with windows to side opening onto a large paved patio area with external lighting and an Easterly aspect. Two ceiling light points, raised power points. TV & telephone points. Part glazed double doors lead into a separate kitchen.

### Kitchen

A well proportioned modern kitchen fitted with a range of high gloss wall and base units. Fitted contrasting work surfaces with matching splash back up-stand. The stainless steel sink with mixer tap is positioned beneath a double glazed window which has two openers. Built-in mid level electric oven with fitted matching microwave above. Ceramic hob with splash back and stainless steel hood. Integrated fridge/freezer and dishwasher. Under unit wall lighting and ceiling spot lights.

### Bedroom One with En-Suite Shower Room

This beautifully presented double bedroom features a a walk-in wardrobe housing rails and shelving. Central ceiling light. TV and telephone points. Double glazed window. Door leading to en-suite.

### En-Suite Shower Room

This immaculate shower room comprises; walk in level access shower with fitted glass screen and grab rails, vanity unit with inset wash hand basin with mixer tap; fitted mirror with built in light; wall mounted heated towel rail, emergency pull-cord. Ceiling spot lights.

### Bedroom Two

Spacious double room with raised sockets, celing light, double glazed window.

### Guest Shower Room

Modern suite comprising; shower shower cubicle; WC with concealed cistern; vanity unit with inset wash basin and mirror above. emergency pull-cord; wall mounted heated towel rail. Emergency pull-cord.

### Service Charge (Breakdown)

- Underfloor heating in all apartments
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

### Leasehold

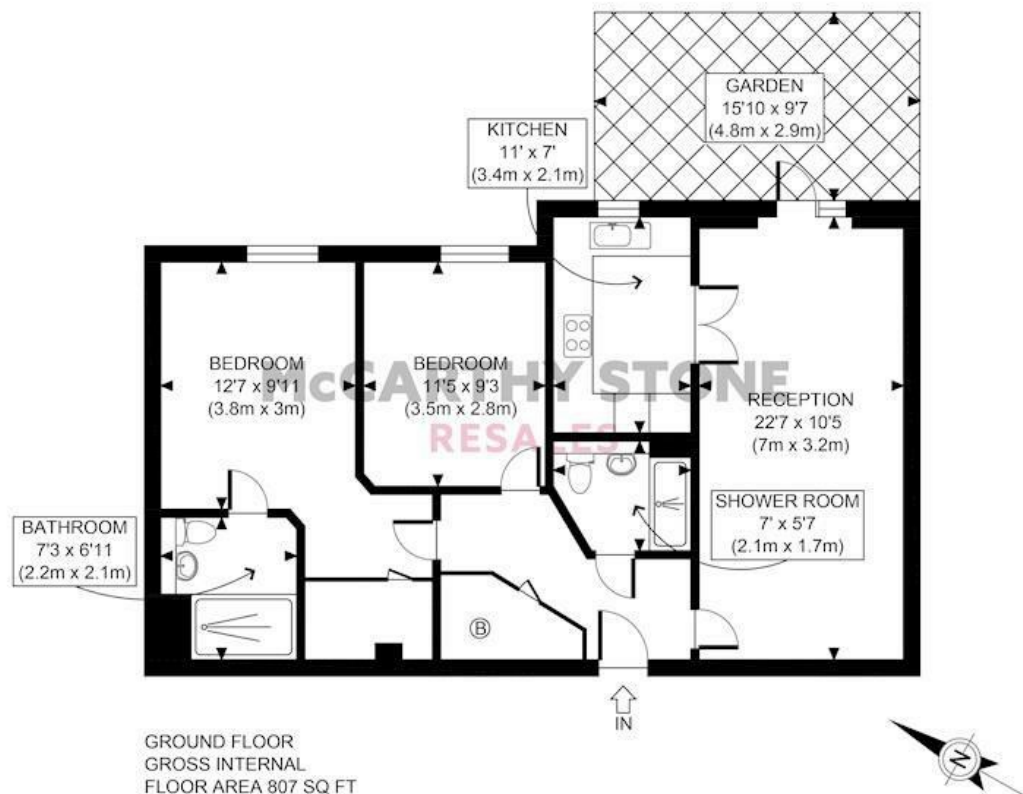
999 Years from 1st June 2015

Ground rent £495 per annum.

### Car Parking

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.





APPROX. GROSS INTERNAL FLOOR AREA 807 SQ FT / 75 SQM	Blyton House
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 24/05/21
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

### The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

McCarthy & Stone Resales Limited | 0345 556 4104 | [www.mccarthyandstoneresales.co.uk](http://www.mccarthyandstoneresales.co.uk)  
Registered Office: Fourth Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ  
Registered in England and Wales No. 10716544





