



2 BLYTON HOUSE, MARLOW ROAD, BOURNE END
PRICE: £350,000 LEASEHOLD

am ANDREW
MILSON

**2 BLYTON HOUSE
MARLOW ROAD
BOURNE END
BUCKS SL8 5SE**

PRICE: £350,000 LEASEHOLD

A well-appointed ground floor two bedroom retirement apartment situated in this popular and convenient development in the heart of Bourne End village.

**SECURE COMMUNAL ENTRANCE HALL:
LIVING/DINING ROOM: KITCHEN:
MAIN BEDROOM WITH ENSUITE SHOWER
ROOM AND WALK IN WARDROBE:
ENTRANCE HALL: FURTHER DOUBLE
BEDROOM: SHOWER ROOM:
UNDERFLOOR HEATING: DOUBLE
GLAZING: RESIDENT'S PARKING
AVAILABLE BY SEPARATE NEGOTIATION:
RETIREMENT HOUSE MANAGER:
COMMUNAL HOME OWNERS LOUNGE:
WELL-KEPT COMMUNAL GROUNDS:
PRIVATE OUTDOOR TERRACE.**

TO BE SOLD: this well appointed two bedroom ground floor apartment benefits from spacious living accommodation which includes a good sized living/dining room with double glazed door opening onto private terrace, modern fitted kitchen with appliances, main bedroom with ensuite shower room and walk in wardrobe, further double bedroom, shower room, underfloor heating throughout and well-kept communal gardens. This popular development was built by McCarthy Stone in 2015 and is conveniently located in the heart of Bourne End village centre which has a comprehensive range of shopping facilities for day to day needs, doctor's surgery and post office, schooling in the area is highly regarded. There is a branch line railway station linking, via Maidenhead, to London Paddington which links to the Elizabeth Line. The nearby Marlow Bypass enables swift motor access to

the M4 and M40 motorways at Maidenhead Thicket and High Wycombe respectively. The accommodation comprises:

Timber front door opening into **ENTRANCE HALL** with entry phone system and walk in storage/airing cupboard.



LIVING/DINING ROOM front aspect room with double glazed door opening onto private terrace, telephone and television aerial points and double doors opening into



KITCHEN fitted with a range of matching modern wall and base units with work surfaces over, splashbacks, stainless steel sink and drainer, double glazed window, integrated Neff oven with matching

microwave, ceramic electric hob with chrome cooker hood over, integrated fridge freezer, washer/dryer and slim line dishwasher, under unit lighting and ceramic tiled floor.



MAIN BEDROOM front aspect room with double glazed window, walk in wardrobe providing shelving and hanging space, television aerial point and door to



ENSUITE SHOWER ROOM with suite comprising walk in shower with screen and wall mounted shower unit with tiled floor and fully tiled surround, low level w.c. with enclosed cistern and ceramic hand wash basin with storage under, heated towel rail, wall mounted bathroom mirror, tiled floor and part tiled walls.



BEDROOM TWO front aspect room with double glazed window.



SHOWER ROOM modern white suite comprising fully enclosed shower cubicle with wall mounted shower unit and tiled surround, low level w.c. with enclosed cistern, ceramic hand wash basin with storage under, heated towel rail, part tiled walls and tiled floor.

OUTSIDE

There are well maintained **COMMUNAL GROUNDS** with south facing lawn area with patio with **RESIDENT'S PARKING** area accessed through security gates where one space is available by separate negotiation.

TENURE: Leasehold. 999 years from June 1st 2015.

SERVICE CHARGE: £555.58 per month.

GROUND RENT: £495.00 per annum.

000024780224 **EPC BAND: C**

COUNCIL TAX BAND: D

VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

DIRECTIONS: using the postcode **SL8 5SE** the development is on the left-hand side on the corner of Oakfield Road.

ANTI MONEY LAUNDERING (AML) All Estate Agencies, except those engaged solely in lettings work must comply with AML regulations. As a result, on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed, nor do they form part of any contract. 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, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.



Approximate Gross Internal Area = 76.6 sq m / 824 sq ft

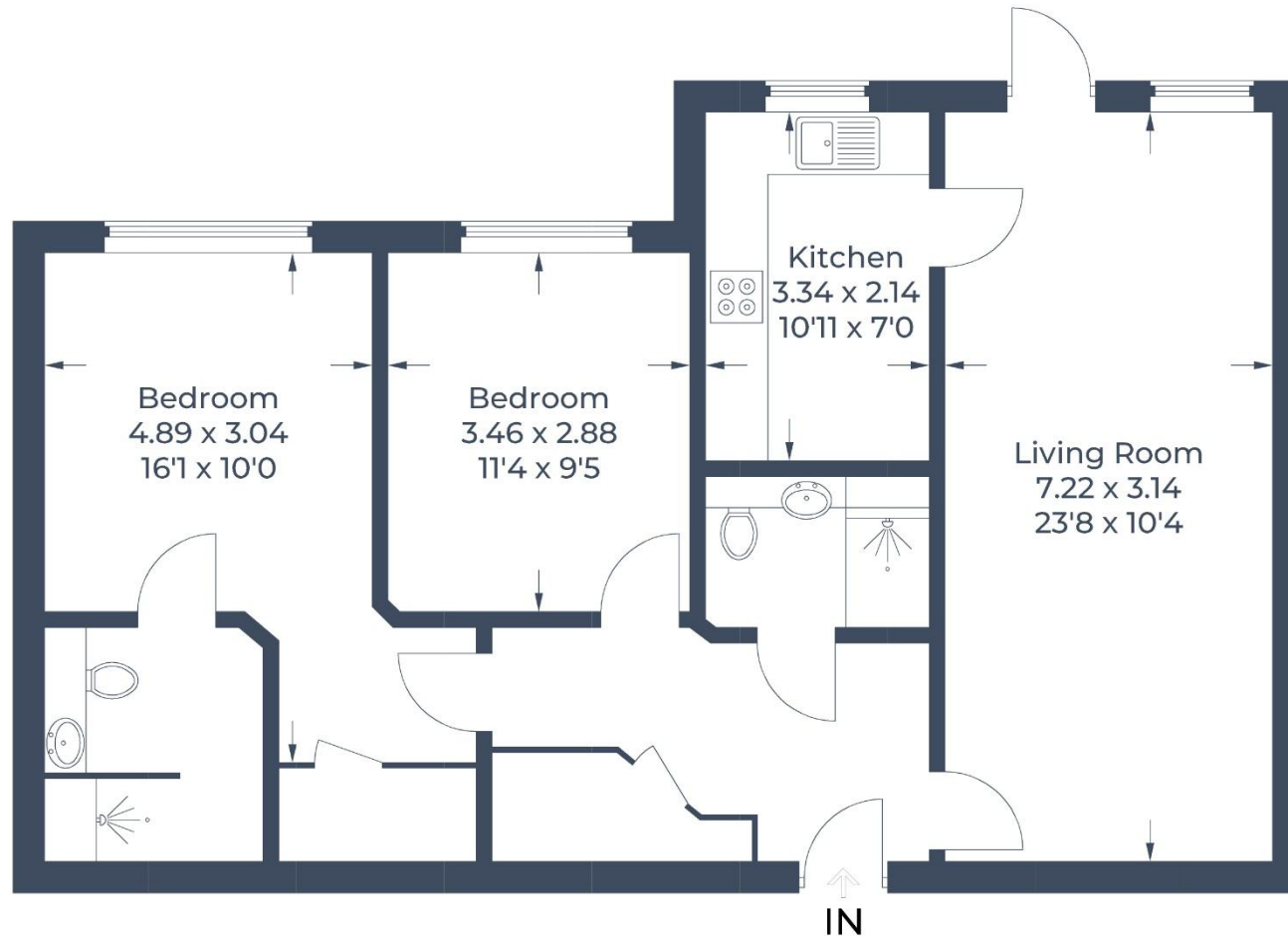


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