



5 BLYTON HOUSE, BOURNE END
PRICE: £390,000 LEASEHOLD

am ANDREW
MILSON

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

PRICE: £390,000 LEASEHOLD

A well-appointed first floor one bedroom retirement apartment situated in this convenient setting in the heart of Bourne End village.

**SECURE COMMUNAL ENTRANCE HALL:
LIFT TO ALL FLOORS:
ENTRANCE HALL: LIVING/DINING ROOM
OPENING TO BALCONY
KITCHEN: DOUBLE BEDROOM:
SHOWER ROOM: UNDERFLOOR HEATING:
DOUBLE GLAZING: RESIDENTS PARKING
AVAILABLE BY SEPARATE NEGOTIATION:
RESIDENT HOUSE MANAGER:
COMMUNAL HOME OWNERS LOUNGE:
WELL KEPT COMMUNAL GARDENS.**

TO BE SOLD: this well-appointed one bedroom first floor apartment benefits from light and airy living accommodation which includes a good sized living/dining room opening onto private balcony, modern fitted kitchen with appliances, double bedroom with wardrobes, spacious 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 into **ENTRANCE HALL** with entry phone system and walk in storage/airing cupboard.



LIVING/DINING ROOM a generous sized front aspect room with door opening onto private balcony,



KITCHEN fitted with a range of matching modern wall and base units with work surfaces over, splashbacks, stainless steel sink and drainer, integrated Neff oven with matching microwave, ceramic electric hob, chrome cooker hood, integrated fridge freezer, washer dryer and slimline dishwasher, under unit lighting and ceramic tiled floor.



BEDROOM with built in wardrobe, window to side.



SHOWER ROOM walk in shower unit with wall mounted shower unit, vanity unit incorporating hand wash basin and low level w.c. with enclosed cistern, tiled floor and part tiled walls, heated towel rail.

OUTSIDE

There are well maintained communal grounds with a south facing lawned area and patio with residents parking area accessed through security gates where one space is available by separate negotiation.

TENURE: Leasehold, 999 years from June 2015

SERVICE CHARGE: £358.10 per month.

GROUND RENT: £425 per annum.

PARKING: £250 per annum

BOU168 EPC BAND: C

COUNCIL TAX BAND: C

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

DIRECTIONS: from our Bourne End office in The Parade turn left and continue through the village past the entrance to Oakfield Road where Blyton House will be found immediately on the left hand side.

MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

allan@attfieldjamesfm.co.uk www.attfieldjamesfinancialmanagement.co.uk

Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

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
57.97 sq m / 624 sq ft

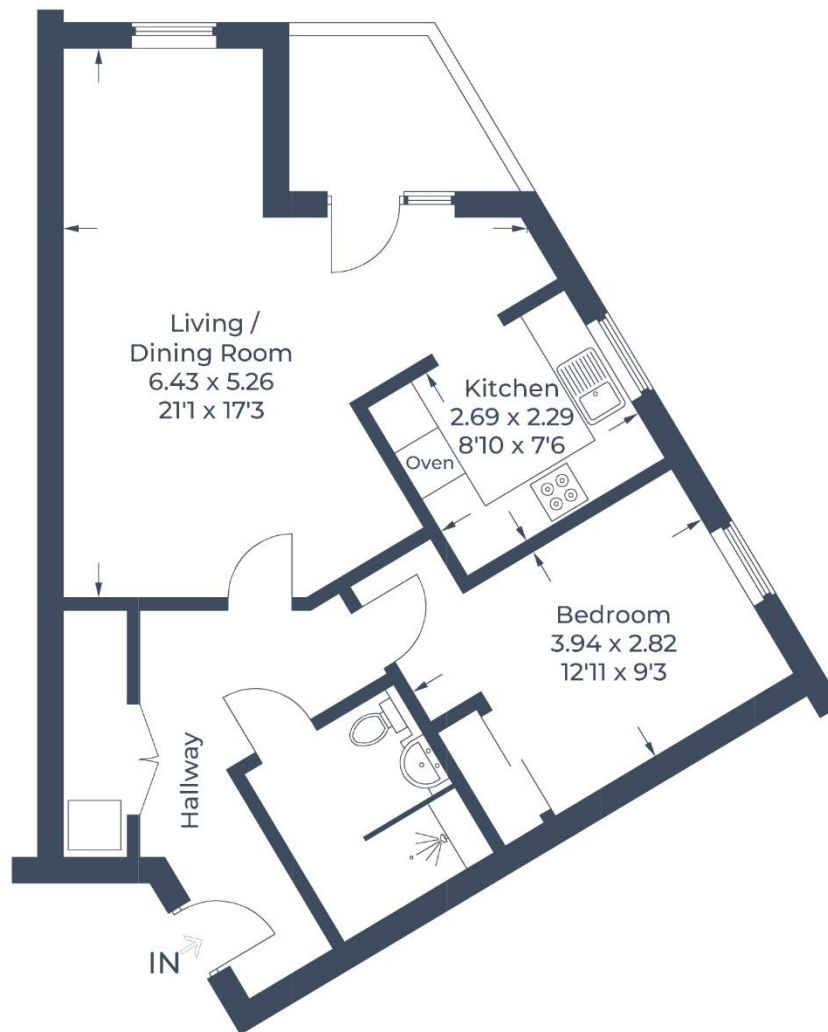


Illustration for identification purposes only,
measurements are approximate, not to scale.

© CJ Property Marketing