



20 BLYTON HOUSE, MARLOW ROAD, BOURNE END
GUIDE PRICE: £400,000 LEASEHOLD

am ANDREW
MILSON

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

PRICE: £400,000 LEASEHOLD

A superbly positioned two-bedroom retirement apartment with view over the communal gardens on the second floor of this popular and convenient development in the heart of Bourne End village.

**SECURE COMMUNAL ENTRANCE HALL
WITH LIFT: 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 HOMEOWNERS LOUNGE
WELL-KEPT SOUTH FACING COMMUNAL
GROUNDS.**

TO BE SOLD: this well appointed two-bedroom second floor apartment benefits from spacious living accommodation which includes a good-sized living/dining room with double glazed door opening onto Juliette balcony, 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 a lovely spacious room overlooking the delightful communal gardens with door and Juliette balcony, door to kitchen.



FITTED KITCHEN with a range of matching modern wall and base units with work surfaces over, splashbacks, stainless steel sink and drainer, integrated Neff appliances including oven, microwave, ceramic electric hob with chrome cooker hood over, fridge freezer, washer/dryer and slim line dishwasher, under unit lighting and ceramic tiled floor, window to rear.



MAIN BEDROOM an attractive double room with walk in wardrobe providing shelving and hanging space, aspect to rear and door to



ENSUITE SHOWER ROOM with suite comprising walk in shower with screen and wall mounted shower unit, 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 a rear aspect room.



SHOWER ROOM modern white suite comprising fully enclosed shower cubicle with wall mounted shower unit, 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 lawned 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 March 2016.
SERVICE CHARGE: £555.58 per month. Includes underfloor heating, water rates plus more.
GROUND RENT: £495.00 per annum.

BOU 238 EPC RATING: B COUNCIL TAX BAND: D

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

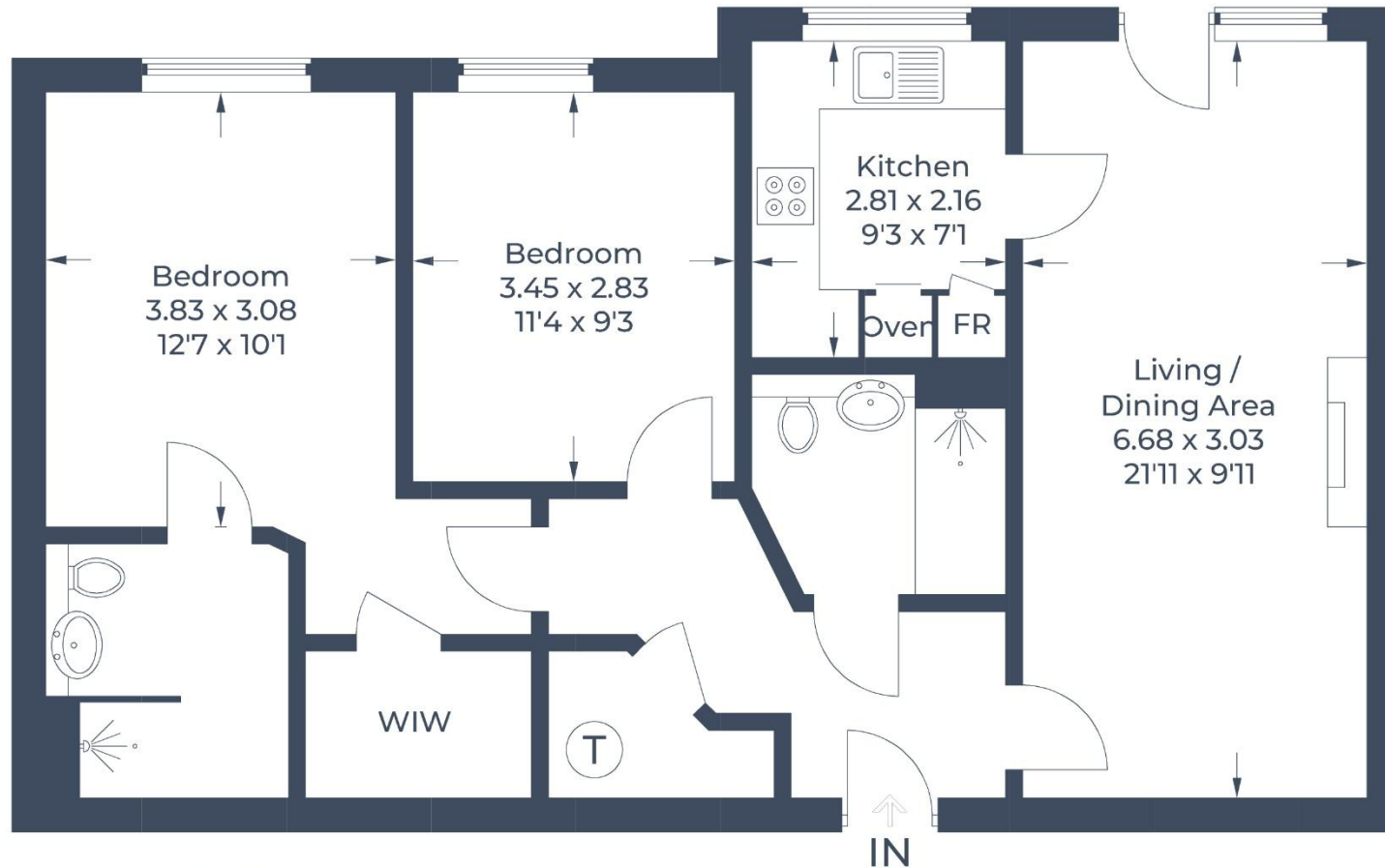
DIRECTIONS: using the postcode **SL8 5SE** the development is on the left-hand side just beyond the Co-op on the corner of Oakfield Road.

ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in lettings work must comply with AML regulation. 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.



Approximate Gross Internal Area = 75.8 sq m / 816 sq ft



Second Floor

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

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