



22 BLYTON HOUSE, MARLOW ROAD, BOURNE END
PRICE: £399,950 LEASEHOLD

am ANDREW
MILSON

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

PRICE: £399,950 LEASEHOLD

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

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

TO BE SOLD: this well appointed one bedroom second floor apartment benefits from spacious living accommodation which includes a good sized living/dining room with double glazed door with Juliette balcony, modern fitted kitchen with appliances, bedroom with walk in wardrobe, 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 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 rear aspect room with double glazed door opening onto Juliette balcony, electric fireplace, 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 appliances including; 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.



BEDROOM rear aspect room with double glazed window, walk in wardrobe providing shelving and hanging space, television aerial point.



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.



COMMUNAL LOUNGE Overlooks the gardens and offers coffee mornings, fortnightly bingo, art classes and quiz nights.

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

SERVICE CHARGE: £344.75 per month. Includes underfloor heating, water and sewerage charges.

GROUND RENT: : £425 per annum.

Billing period is from 1st October to 30th September.

BOU126 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.

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.

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.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
62.1 sq m / 668 sq ft

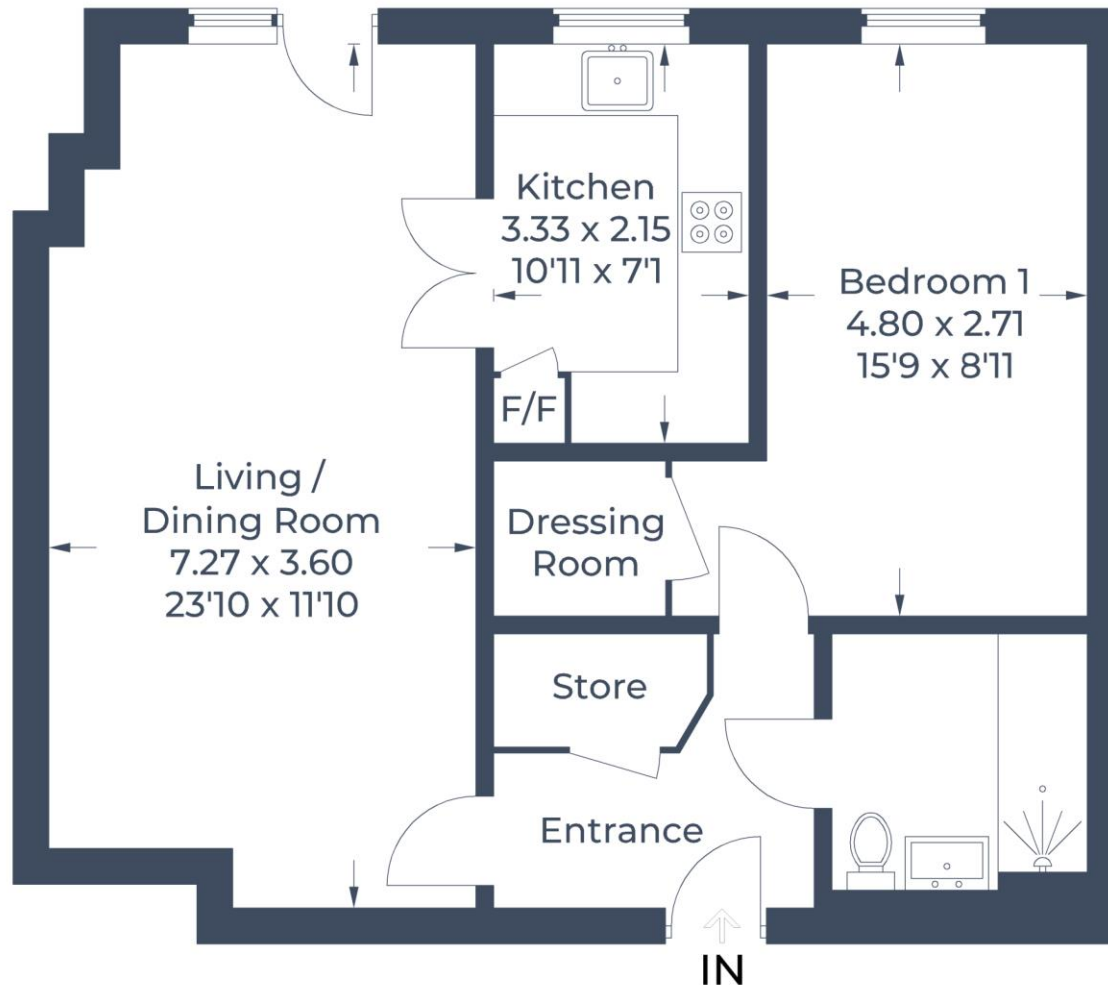


Illustration for identification purposes only,
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