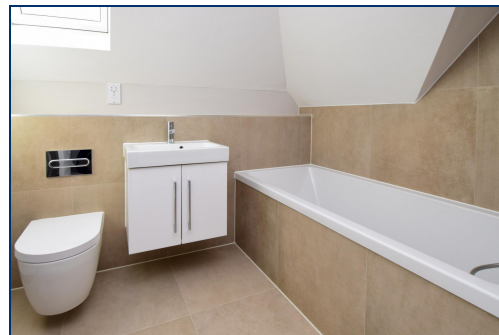


# The **Frost** Partnership

Burnham Office: T: 01628 666632 E: burnham@frostweb.co.uk

**Pitchers Yard, 23a Summers Road, Burnham, Buckinghamshire, SL1 7EU**

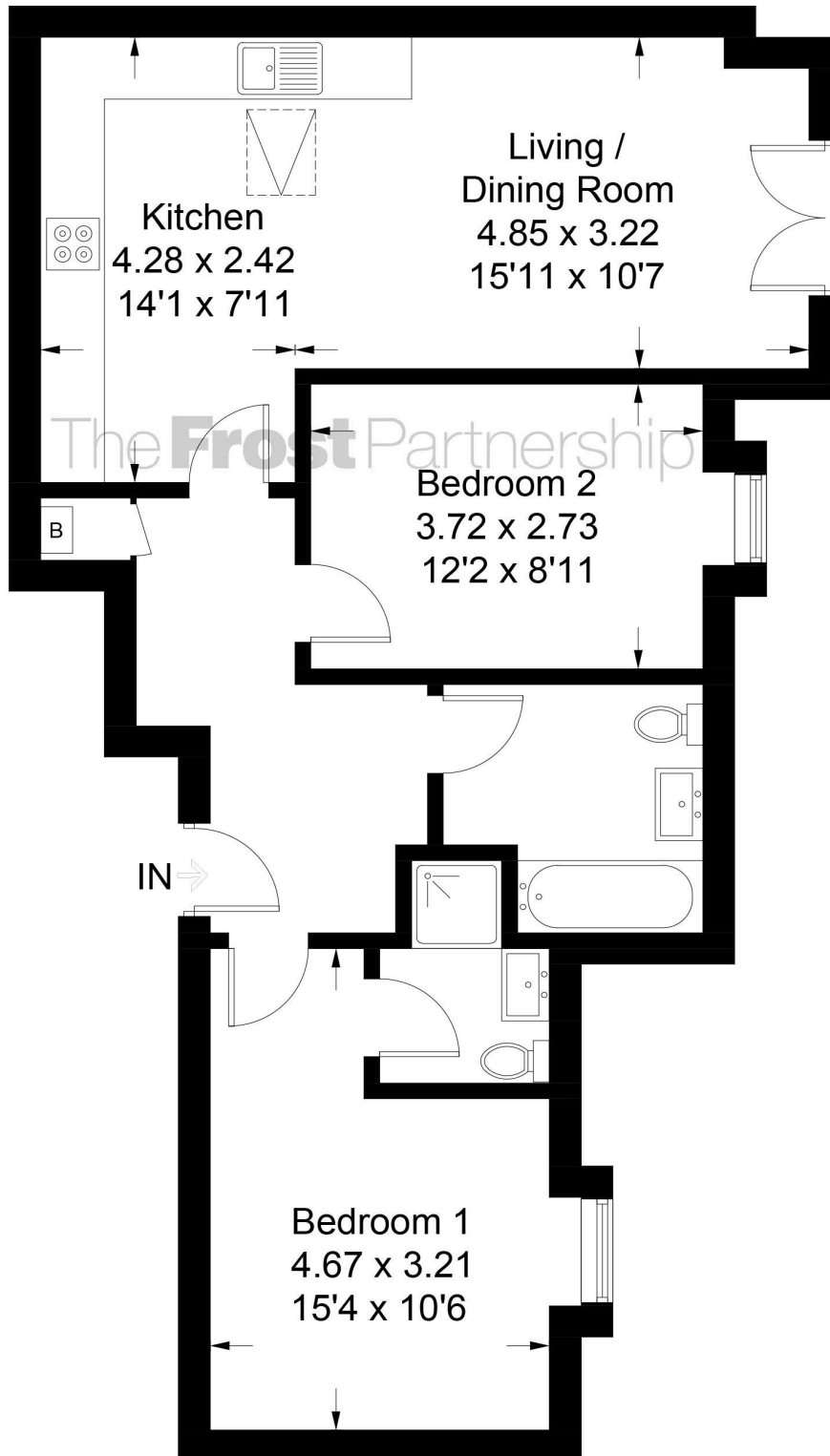
**Asking Price £309,950 (Leasehold)**



- Brand new top floor apartment
- Just off Burnham High Street
- 125 year Leasehold
- 2 bedrooms/ 2 bathrooms
- 1.2 miles to Burnham Station (CROSSRAIL)
- Approx. 730 ft/ 68m<sup>2</sup>

# High Street Flats

Approximate Gross Internal Area = 68.7 sq m / 739 sq ft



## Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID657622)

## THE PROPERTY:

A brand new, high specification two-bedroom top floor apartment located just off Burnham High Street and only 1.2 miles to Burnham Train Station which will form part of the Elizabeth Line (CROSSRAIL). Other particular features include a new 125 year Lease, allocated parking space and a service lift to all floors. The property offers approximately 730ft<sup>2</sup> / 68 m<sup>2</sup> of accommodation, finished to an extremely high standard and specification. The accommodation comprises an entrance hall, open-plan kitchen/dining living room (with Juliet balcony), two double bedrooms, bathroom and ensuite shower room. The building is conveniently situated and is central to the diverse range of shops in Burnham Village, including Tesco Express, Costa Coffee, Boots Pharmacy, family butchers and a village bakery/delicatessen. The M4 Motorway (Junction 7) is only 1.8 miles from the property and London Heathrow (Terminal 5) is only 12 miles away. In our opinion, the properties represent an attractive purchase for first time buyers, investment buyers and those downsizing.

## SITUATION:

Burnham Village offers good local shopping facilities and the larger centres of Beaconsfield, Slough and Maidenhead are within easy reach and offer more extensive facilities. The M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 7 approximately two miles away) also provides access to the M25 and the national road network giving access to London, Heathrow and the west. There is a mainline railway station in Burnham, offering services to Paddington and from Beaconsfield there is a service to Marylebone. Burnham is included within the Crossrail scheme.

## EDUCATION / LEISURE FACILITIES:

Burnham Village offers good local shopping facilities and the larger centres of Beaconsfield, Slough and Maidenhead are within easy reach and offer more extensive facilities. The M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 7 approximately two miles away) also provides access to the M25 and the national road network giving access to London, Heathrow and the west. There is a mainline railway station in Burnham, offering services to Paddington and from Beaconsfield there is a service to Marylebone. Burnham is included within the Crossrail scheme.

## PLEASE NOTE:

Energy Efficiency Rating - B. Please contact us for a full Energy Performance Certificate (EPC).

## AGENTS NOTE:

Please be advised this property falls under the terms of Section 21 of the 1979 Estate Agents Act, as the seller is an employee of The Frost Partnership

## VIEWING:

Via The Frost Partnership, 73 High Street, Burnham  
Telephone: 01628 666632 Email: [burnham@frostweb.co.uk](mailto:burnham@frostweb.co.uk)

### AGENT'S NOTE

#### Mortgage Advice Bureau (MAB)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

#### Home Legal Services (HLS)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.



**Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.**

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.