

# HUNT & NASH

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# 2 Lincoln House, Brookfield Road, Wooburn Green, Buckinghamshire HP10 0QA

**STYLISH OPEN PLAN GROUND FLOOR APARTMENT IN THIS POPULAR BLOCK  
ONE DOUBLE BEDROOM WITH FITTED WARDROBE  
FITTED KITCHEN WITH APPLIANCES: SHOWER ROOM: COMMUNAL GARDENS  
RESIDENT'S PARKING: 1 MILE TO BOURNE END RAILWAY STATION  
COUNCIL TAX BAND C: EPC RATING B  
REMAINDER OF 125 YEARS UNEXPIRED LEASE FROM 2017  
GROUND RENT £350 PER ANNUM: ANNUAL SERVICE CHARGE £1614**



Located on the ground floor of this exclusive development of 31 high specification apartments situated in an ideal location within a level one mile walk of Bourne End Railway Station.

The development has been thoughtfully designed with the aim of incorporating the needs and demands of modern living and this particular apartment has been carefully planned to a modern, contemporary design with high quality fixtures and fittings throughout.

There is an open plan living space with a separate double bedroom, gas central heating, and an entry phone system for added security. The shower room is finished to a high standard with quality sanitary ware creating a modern, luxurious finish.

Lincoln House is located approximately one mile from Bourne End village centre and train station.. Bourne End enjoys a favourable Thameside location with thriving shops, restaurants and pubs, excellent schools and a rail station linking via Maidenhead (Elizabeth Liner) to London Paddington. The village is also conveniently placed for both the M40 (J4) and the M4 (J8/9).

Sporting facilities are varied, with golf at Temple, Burnham Beeches and Beaconsfield. Sailing is available at both Upper Thames Sailing Club and Cookham Reach Sailing Club and racing at Windsor, Ascot and Newbury. In addition, there is a wide variety of cultural events at Cliveden National Trust, The Swan Theatre in High Wycombe and the Theatre Royal in Windsor.

## **HMRC Anti Money Laundering**

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

**Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR**

## GUIDE PRICE . . . £230,000 . . . LEASEHOLD

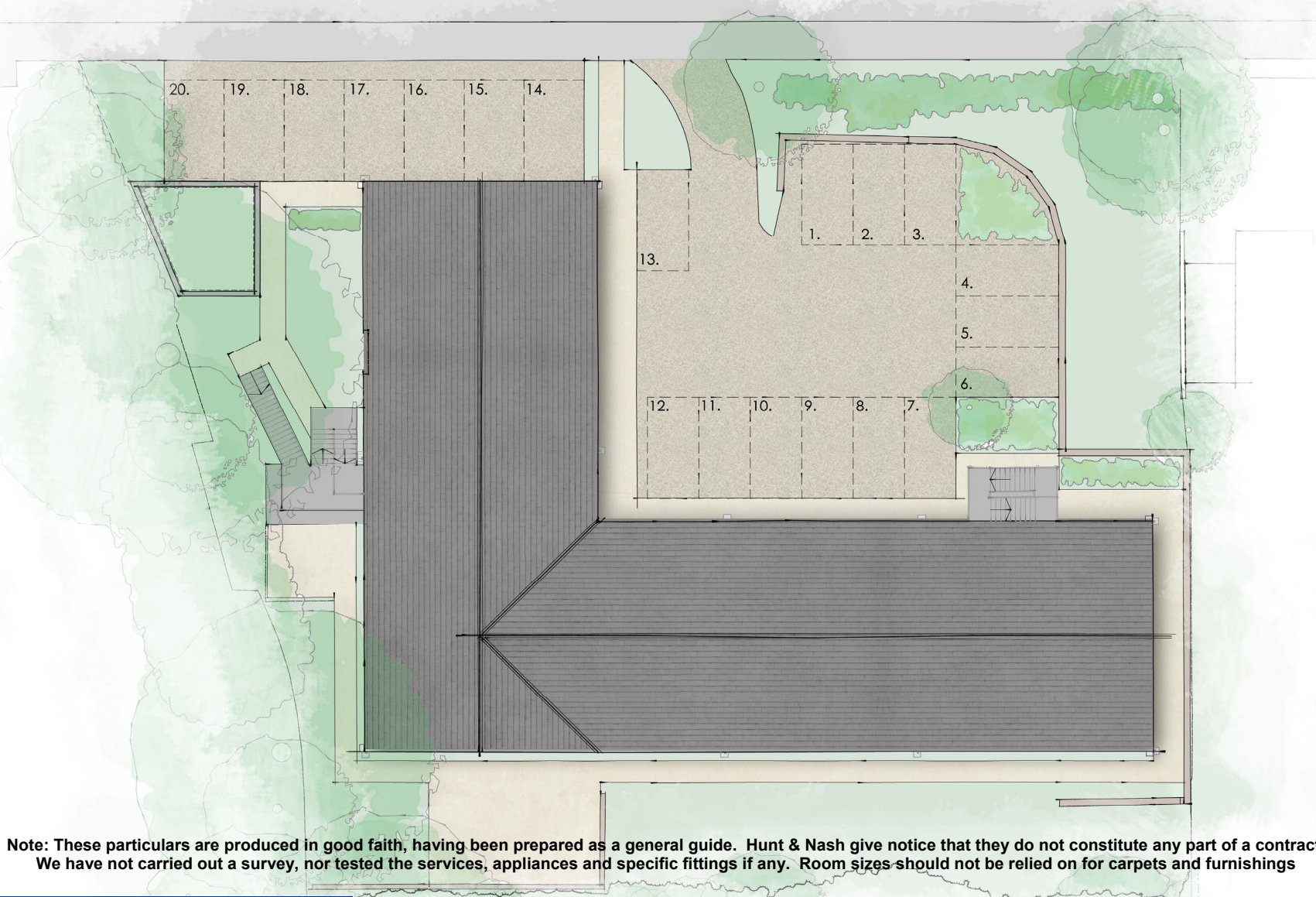
The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment  
Tel: 01628 522568  
Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)





BROOKFIELD ROAD



Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings

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