



1 LINCOLN HOUSE, WOOBURN GREEN
PRICE: £160,000 LEASEHOLD

am ANDREW
MILSOM

**1 LINCOLN HOUSE
BROOKFIELD ROAD
WOOBURN GREEN
BUCKS HP10 0QA**

PRICE: £160,000 LEASEHOLD

An extremely well appointed one bedroom
ground floor studio refurbished to a high
specification - price to include all furniture

**COMMUNAL GARDENS:
ONE DOUBLE BEDROOM STUDIO
APARTMENT:
SHOWER ROOM:
COMMUNAL ENTRANCE WITH SECURITY
ENTRY PHONE:
OPEN PLAN KITCHEN & SITTING ROOM:
GAS CENTRAL HEATING TO RADIATORS:
DOUBLE GLAZING:
1 SPACE RESIDENTS' PARKING:
'FURNITURE & TV INCLUDED'
NO ONWARD CHAIN**

TO BE SOLD: a superbly appointed one bedroom ground floor apartment benefiting from contemporary style open plan accommodation worthy of an internal inspection. Lincoln House is located between both Bourne End and Wooburn Green village centres. Both villages provide a wide range of shops for day-to-day needs, doctor's surgery and post office. There is access to the M40 motorway at either Junction 3 (Wycombe East) or at Junction 2 (Beaconsfield). There are railway stations in nearby Bourne End serving the Elizabeth Line via Maidenhead, and also in Beaconsfield serving London Marylebone.

The accommodation comprises:
Secure **COMMUNAL ENTRANCE** with entry phone system and door to **HALLWAY**

ENTRANCE HALL with Karndean flooring, radiator, cloaks cupboard, entry phone.



OPEN PLAN KITCHEN & SITTING ROOM



KITCHEN fitted with a range of grey high gloss floor and wall units, quartz work surfaces incorporating two-seater breakfast bar, AEG induction hob and eye level single electric oven, integrated fridge freezer, single drainer sink unit, integrated dishwasher and washing machine, radiator.



SITTING ROOM a front aspect room with double glazed window, Karndean flooring, radiator, television aerial point.

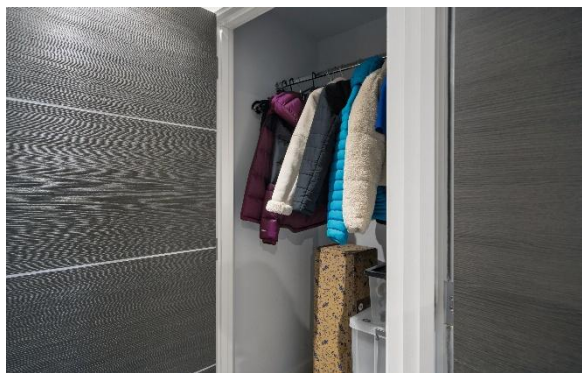


BEDROOM: a front aspect room with two double glazed windows, fitted cupboards and bedside table, radiator, television aerial point including chest of drawers. Gas radiator



SHOWER ROOM comprising a tile and glazed shower cubicle with overhead shower head, wash hand basin with cupboard under, low level w.c., heated towel rail.

HALLWAY , Studio rooms have the benefit of **2 large storage cupboard** accessed via key through a door off the communal hallway



OUTSIDE

TO THE FRONT is an area of parking for residents.

TO THE REAR are communal gardens mainly laid to lawn with a paved seating area.



TENURE: Leasehold.

LEASE: 125 years from 2017.

GROUND RENT: £325 per annum.

SERVICE CHARGE: £746.22 per 6 months.

Ref: BOU125

EPC BAND: C

VIEWING: To avoid disappointment, please arrange to view with our **Bourne End office on 01628 522666**. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: from our Bourne End office in The Parade turn right and at the mini roundabout turn left into Cores End Road. Continue to the next roundabout turning left in the direction of Wooburn Green and continue for approximately 500 yards turning right into Brookfield Road where Lincoln House can be found after a short distance on the right 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.

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
(Excluding Stores)
26.5 sq m / 285 sq ft



(Not Shown In Actual
Location / Orientation)



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.

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