



LINCOLN HOUSE

**18 LINCOLN HOUSE, WOOBURN GREEN**  
**PRICE: £290,000 LEASEHOLD**

**am** ANDREW  
MILSOM

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

**PRICE: £290,000 LEASEHOLD**

An extremely well appointed two bedroom first floor apartment offering a high specification and situated peacefully to the rear of this attractive development

**COMMUNAL GARDENS  
TWO DOUBLE BEDROOMS  
SHOWER ROOM  
COMMUNAL ENTRANCE WITH SECURITY  
ENTRY PHONE & LIFT  
ENTRANCE HALL  
OPEN PLAN KITCHEN & LIVING/DINING  
AREA: GAS CENTRAL HEATING TO  
RADIATORS: DOUBLE GLAZING  
RESIDENTS' PARKING.**

**TO BE SOLD** a superbly appointed two double bedroom first 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, stairs and lift to **SECOND FLOOR** and door to

**ENTRANCE HALL** with Karndean flooring, cloaks cupboard, wall mounted entry phone.

**OPEN PLAN KITCHEN & LIVING/DINING ROOM**



**FITTED KITCHEN** fitted with a range of high gloss floor and wall units, quartz work surfaces incorporating two-seater breakfast bar, induction hob, electric oven, integrated fridge freezer, single drainer sink unit, integrated dishwasher and washing machine, window to side, open plan to



**LIVING/DINING AREA** with aspect to rear, Karndean flooring.





**BEDROOM ONE** a stylish side aspect room with quality bedroom furniture to the end wall including hanging space, storage and fitted gas fired boiler, Karndean floor.



**BEDROOM TWO** with aspect to rear and mirror fronted wardrobe cupboards.



**SHOWER ROOM** comprising a tile and glazed shower cubicle, suspended wash hand basin with shelf below, low level w.c., double glazed frosted window, heated towel rail.

#### **OUTSIDE**

**TO THE FRONT** is an area of parking for residents.



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

**TENURE:** Leasehold. 125 years from 2017.

**GROUND RENT:** £375 per annum.

**SERVICE CHARGE:** £733.55 per quarter.

**Ref:** BOU251      **EPC BAND:** B

**COUNCIL TAX 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 towards Wooburn Green and continue for circa 500 yards turning right into Brookfield Road. 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.

Approximate Gross Internal Area = 52.4 sq m / 564 sq ft

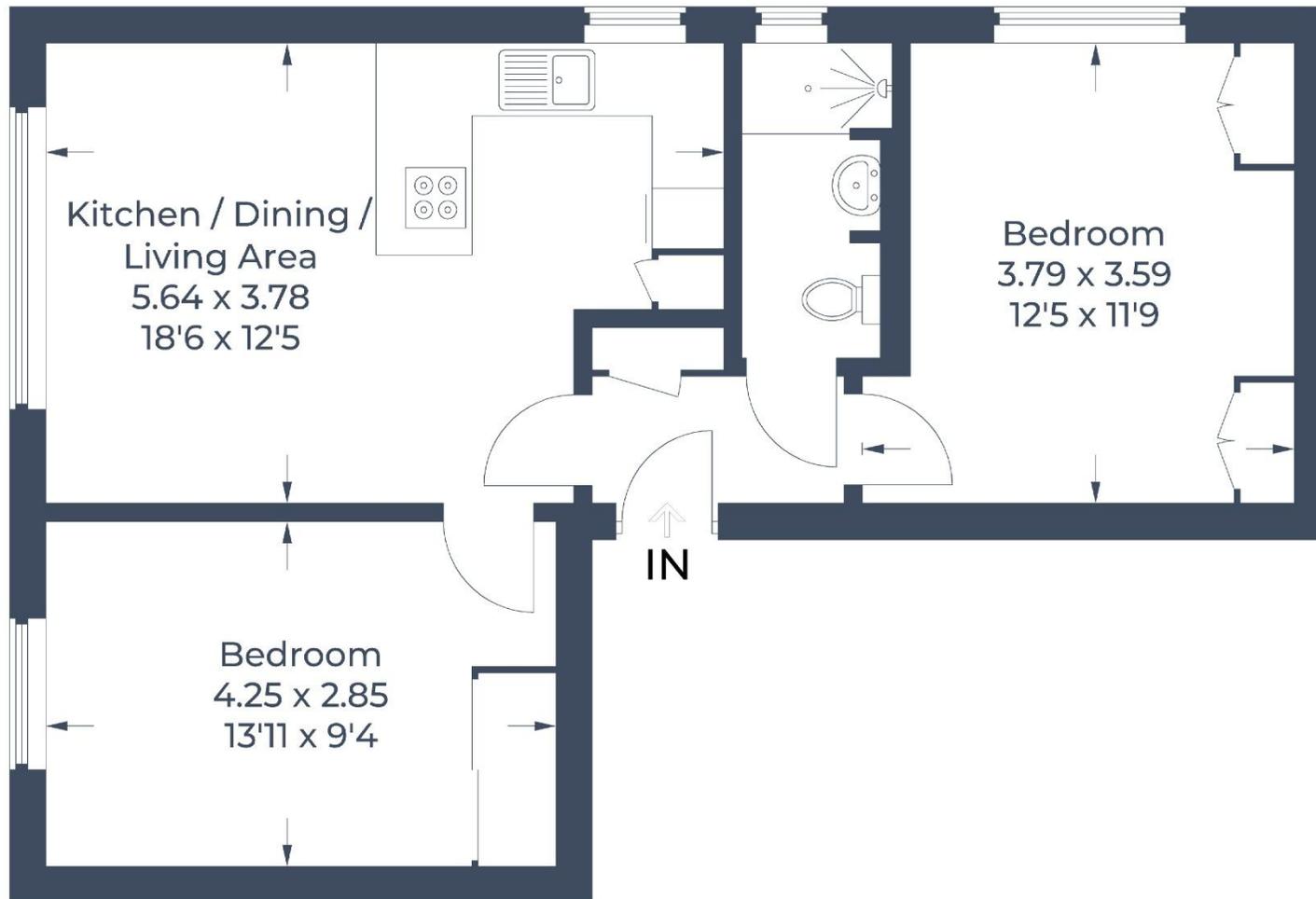


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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