
BLYTON HOUSE
HUNT & NASH
Est.1938
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4 Blyton House, Marlow Road, Bourne End Buckinghamshire SL8 5SE



EXCLUSIVE OVER 60'S RETIREMENT DEVELOPMENT
SPACIOUS FIRST FLOOR TWO DOUBLE BEDROOM APARTMENT
LARGE LIVING ROOM WITH JULIET STYLE BALCONY: MODERN FITTED KITCHEN
MASTER BEDROOM WITH WALK IN WARDROBE & EN SUITE SHOWER ROOM
SECOND DOUBLE BEDROOM & SEPARATE SHOWER ROOM
RESIDENT'S LOUNGE: WELL MAINTAINED COMMUNAL GARDENS: NO CHAIN
COUNCIL TAX BAND E: EPC RATING C

Superbly presented two double bedroom, two bathroom first floor retirement apartment that was the original show home of this fantastic development.

Blyton House, built by McCarthy & Stone, has been designed and constructed for modern independent retirement living. All under half a mile from its front door, the development has an array of amenities such as; Bus Stop; Post Office; Library; Bank; Community centre; Optician; Pharmacy; Hairdresser; Dentist; Doctors surgery; Bourne End train station; Church.

The development consists of 25 one and two-bedroom retirement apartments for the over 60s. The apartments boast Sky/Sky+ connection points in living room, fitted wardrobes in main bedroom, security door entry systems, and underfloor heating (all underfloor heating costs are covered by the service charge).
The dedicated House Manager is on site during their working hours (9am - 2pm) to take care of running the development.
For added convenience there's a mobility scooter store/charging room which can be used for a small annual fee.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £35 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

The service charge does not cover external costs such as your Council Tax (Band 'E' Wycombe Council), electricity or TV, but does include the cost of your House Manager.
The Current **Service Charge** is: £6666.95 per annum (water rates included)
Leasehold - 999 Years from 1st June 2015
Ground Rent £450.00 per annum paid half yearly at £247.50

Car Parking - The fee is usually £250 per annumt. Permits are available on a first come, first served basis. Please check with the House Manager.

GUIDE PRICE . . . £375,000 . . . 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







All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. Not to scale. **www.huntandnash.co.uk**









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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