

12 BLYTON HOUSE, MARLOW ROAD, BOURNE END
PRICE: £375,000 LEASEHOLD



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MARLOW ROAD
BOURNE END
BUCKS SL8 5SE**

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A well-appointed first floor one-bedroom retirement apartment with Balcony situated in this popular and convenient development in the heart of Bourne End village – just walking distance from the Marina and river Thames.

SECURE COMMUNAL ENTRANCE HALL WITH LIFT: LIVING/DINING ROOM WITH BALCONY: KITCHEN: DOUBLE BEDROOM AND WALK IN WARDROBE: ENTRANCE HALL: SHOWER ROOM: UNDERFLOOR HEATING: DOUBLE GLAZING: RESIDENTS' PARKING AVAILABLE BY SEPARATE NEGOTIATION: MOBILITY SCOOTER STORE: RETIREMENT HOUSE MANAGER & GUEST SUITE FOR VISITORS TO HIRE COMMUNAL HOMEOWNERS LOUNGE WITH REGULAR ACTIVITIES/EVENTS: WELL-KEPT COMMUNAL GROUNDS.

TO BE SOLD This well-appointed one-bedroom first floor apartment benefits from spacious living accommodation which includes a good-sized living/dining room opening onto Southwest facing balcony overlooking the communal rear gardens, modern fitted kitchen with appliances, bedroom with walk in wardrobe, shower room and underfloor heating throughout. This popular development was built by McCarthy Stone in 2016 and is conveniently located adjoining the Coop in the heart of Bourne End village centre which has a comprehensive range of shops for day-to-day needs, doctors' surgery, the community centre and post office. The local bus stop serving the local community is just outside Blyton House. There is a branch line railway station linking, via Maidenhead, to London Paddington. Maidenhead station is on the Elizabeth Line.

The nearby Marlow Bypass enables swift motor access to the M4 and M40 motorways at Maidenhead Thicket and High Wycombe respectively.

The accommodation comprises:

Timber front door opening into **ENTRANCE HALL** with entry phone system and walk in storage/airing cupboard.



LIVING/DINING ROOM situated to the rear with double glazed door, telephone and tv aerial points opening onto a large, enclosed balcony taking advantage of southwest facing position with space for small outside table and chairs.



BEDROOM with double glazed window, large walk-in wardrobe providing shelving and hanging space, television aerial point



SHOWER ROOM modern white suite comprising walk in shower cubicle with wall mounted shower unit and tiled surround, low level w.c. with enclosed cistern, ceramic hand wash basin with storage under, heated towel rail, part tiled walls and tiled floor.



KITCHEN fitted with a range of matching modern wall and base units, work surfaces over, splashbacks, stainless steel sink and drainer, double glazed window, integrated Neff appliances including oven with matching microwave, ceramic electric hob with chrome cooker hood over, integrated fridge freezer, washer/dryer and slim line dishwasher, under unit lighting and ceramic tiled floor.



OUTSIDE

There are well maintained **COMMUNAL GROUNDS** with south facing lawn area with patio with **RESIDENTS PARKING** area accessed through security gates where one space is available by separate negotiation.

TENURE 989 years Remaining

SERVICE CHARGE: £370.39 per month. Includes underfloor heating, water rates plus more.

GROUND RENT: £425.00 per annum.

BOU 069 EPC BAND: C

COUNCIL TAX BAND: C

VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

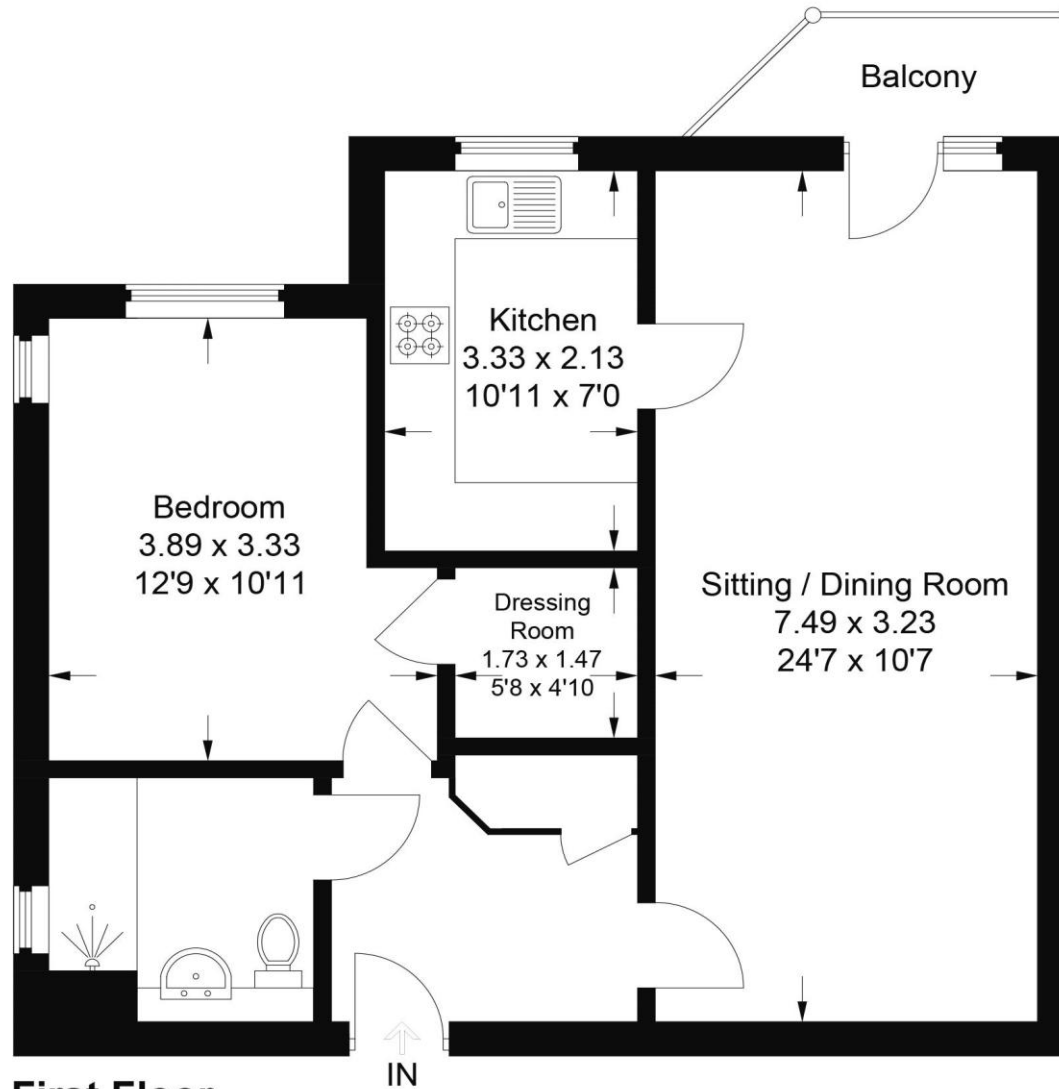
DIRECTIONS: using the postcode **SL8 5SE** the development is on the left-hand side on the corner of Oakfield Road.

ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in lettings work must comply with AML regulation. As a result, on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

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
59.6 sq m / 642 sq ft



First 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.

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