



**25 BLYTON HOUSE, MARLOW ROAD, BOURNE END**  
**PRICE: £395,950 LEASEHOLD**

**am** ANDREW  
MILSOM

**25 BLYTON HOUSE  
MARLOW ROAD  
BOURNE END  
BUCKS SL8 5SE**

**PRICE: £395,950 LEASEHOLD**

A well-appointed second floor two-bedroom retirement apartment situated in this popular and convenient development in the heart of Bourne End village.

**SECURE COMMUNAL ENTRANCE HALL WITH LIFT: LIVING/DINING ROOM WITH BALCONY: KITCHEN: MAIN BEDROOM WITH ENSUITE SHOWER ROOM AND WALK IN WARDROBE: ENTRANCE HALL FURTHER DOUBLE BEDROOM: SHOWER ROOM: UNDERFLOOR HEATING DOUBLE GLAZING: RESIDENT'S PARKING AVAILABLE BY SEPARATE NEGOTIATION RETIREMENT HOUSE MANAGER COMMUNAL HOMEOWNERS LOUNGE WITH REGULAR ACTIVITIES/EVENTS: WELL-KEPT COMMUNAL GROUNDS.**

**TO BE SOLD** This well appointed two-bedroom second floor apartment benefits from spacious living accommodation which includes a good-sized living/dining room opening onto a front balcony overlooking Bourne End's High street, modern fitted kitchen with appliances, main bedroom with ensuite shower room and walk in wardrobe, further double bedroom, shower room, underfloor heating throughout and well-kept communal gardens. This popular development was built by McCarthy Stone in 2016 and is conveniently located in the heart of Bourne End village centre which has a comprehensive range of shopping facilities for day-to-day needs, doctor's surgery, the community centre and post office. 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** front aspect room with double glazed door opening onto an enclosed balcony with seating space which overlooks the High Street, telephone and television aerial points and double doors opening into



**KITCHEN** fitted with a range of matching modern wall and base units with 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.



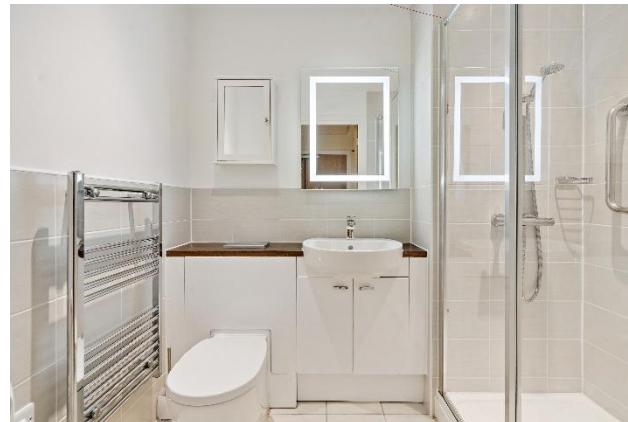
**MAIN BEDROOM** front aspect room with double glazed window, walk in wardrobe providing shelving and hanging space, television aerial point and door to



**ENSUITE SHOWER ROOM** with suite comprising walk in shower with screen and wall mounted shower unit with tiled floor and fully tiled surround, low level w.c. with enclosed cistern and ceramic hand wash basin with storage under, heated towel rail, wall mounted bathroom mirror, tiled floor and part tiled walls.



**BEDROOM TWO** front aspect room with double glazed window.



**SHOWER ROOM** modern white suite comprising fully enclosed 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.

## OUTSIDE

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

**TENURE** Remainder of 999 years lease exact length to be advised.

**SERVICE CHARGE:** £555.58 per month. Includes underfloor heating, water rates plus more.

**GROUND RENT:** £495.00 per annum.

**BOU253**      **EPC BAND: C**

**COUNCIL TAX BAND: D**

**VIEWING** Please contact our Bourne End office [bourneend@andrewmilsom.co.uk](mailto: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  
77.2 sq m / 831 sq ft

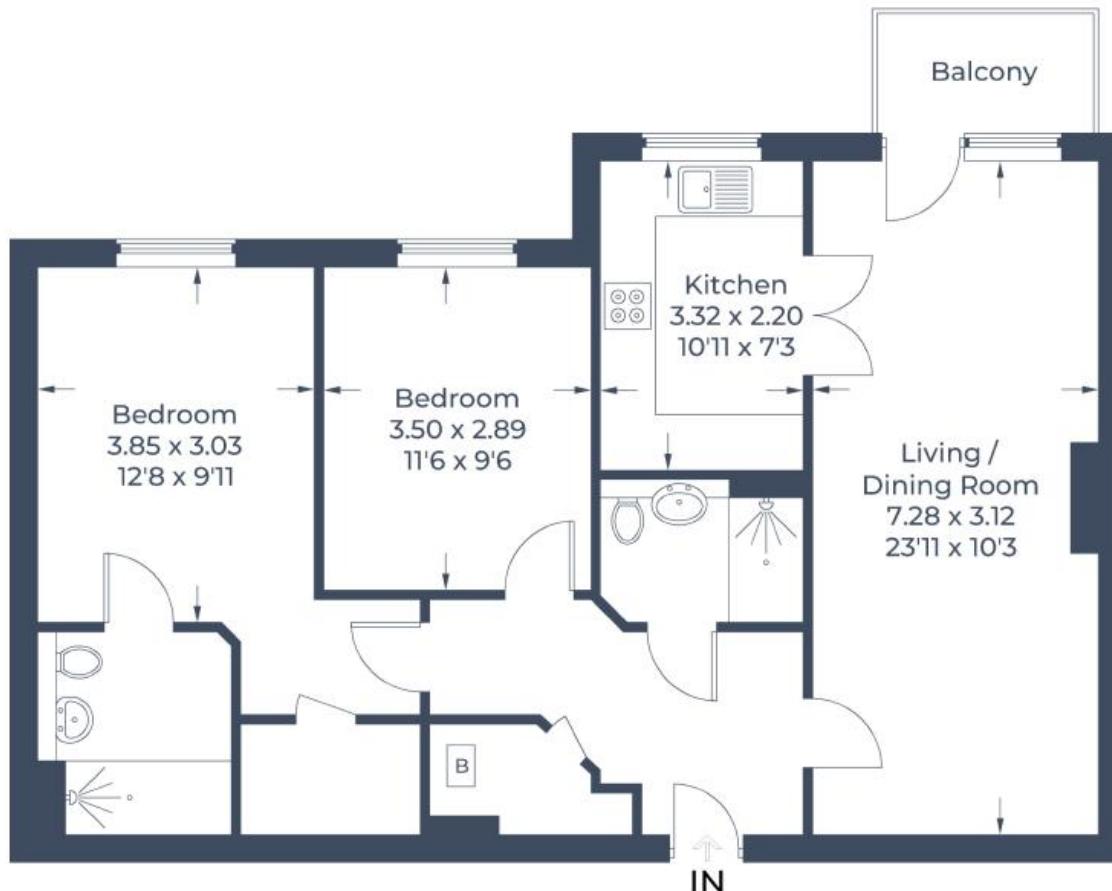


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