



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

am ANDREW
MILSON

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

PRICE: £375,000 LEASEHOLD

A well-appointed ground floor one-bedroom retirement apartment 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
LIVING/DINING ROOM OPENING TO
TERRACE: KITCHEN WITH INTEGRATED
APPLIANCES: DOUBLE BEDROOM AND
WALK IN WARDROBE: SHOWER ROOM:
UNDERFLOOR HEATING: DOUBLE
GLAZING: RESIDENT'S 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-presented one-bedroom ground floor apartment benefits from spacious living accommodation which includes a good-sized living/dining room opening onto a modest sized garden terrace, modern fitted kitchen with appliances, double 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, doctor's 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 apartment accommodation comprises:

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

LIVING/DINING ROOM with ornamental fireplace, double glazed door opening to garden terrace with space for small outside table and chairs.



KITCHEN fitted with a range of matching modern light wall and base units with work surfaces over, splashbacks, stainless steel sink and drainer, 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, window to front.



BEDROOM a front aspect room large walk-in wardrobe providing shelving and hanging space,



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 989 years Remaining

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

GROUND RENT: £425.00 per annum.

BOU278 EPC BAND: B

COUNCIL TAX BAND: D

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 = 53.4 sq m / 574.5 sq ft



Ground Floor

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

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