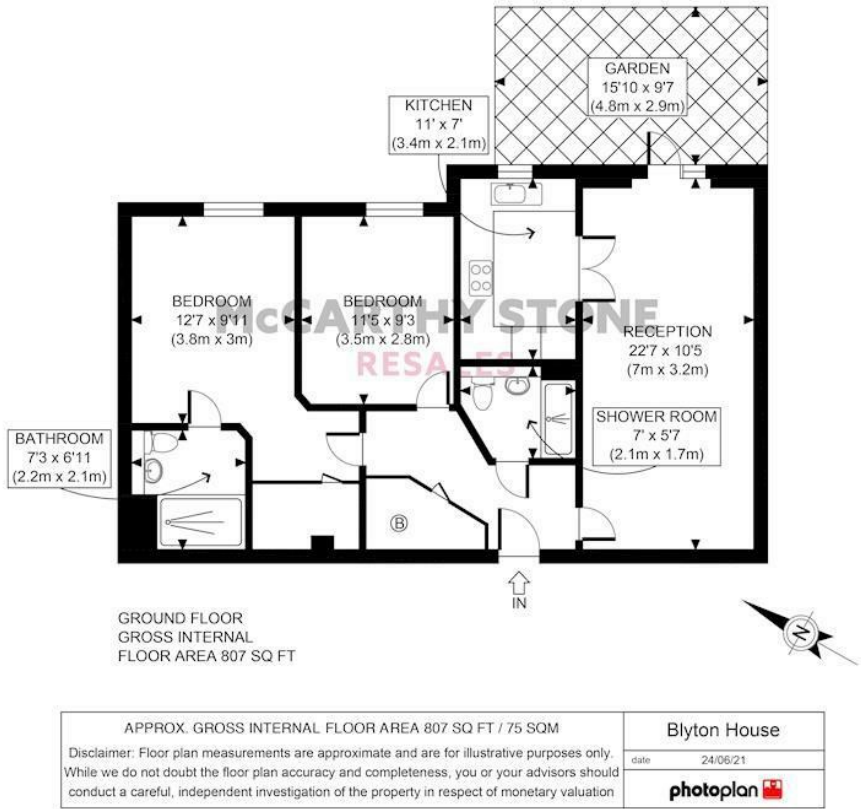


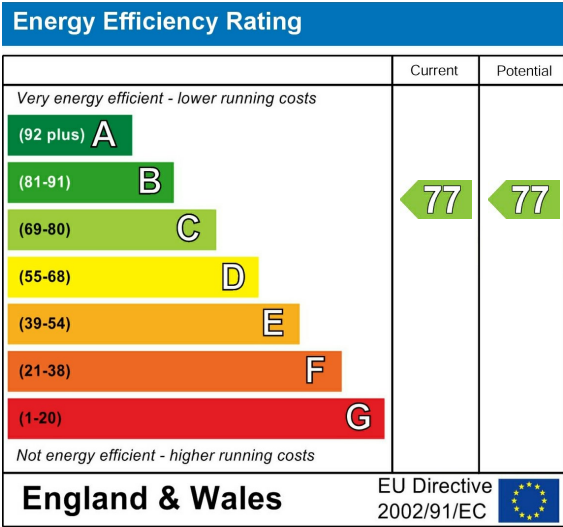


2 Blyton House,  
Marlow Road, Bourne End, SL8 5SE

PRICE  
REDUCED



Council Tax Band: D



PRICE REDUCTION

Asking price £350,000 Leasehold

This truly stunning, two bedroom, two shower room, ground floor apartment must be seen to be appreciated.  
Blyton House offers all that is required to enjoy a peaceful but independent retirement.

Call us on 0345 556 4104 to find out more.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Marlow Road, Bourne End

## Blyton House Summary

Blyton House, built by McCarthy & Stone, has been designed and constructed for modern independent retirement living. All under half a mile from it's front door, the development has an array of amenities such as; Bus stop; Post office; Butcher; 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, walk-in wardrobe 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 £10 a year. 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 £30 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## The Apartment

This stunning ground floor apartment comes fully carpeted and the sale will include the integral kitchen appliances and light fittings.

## Entrance Hall

Front door with spy hole and letter box. The 24-hour Tunstall emergency response system is situated in the hall. A walk-in storage cupboard/airing cupboard housing the hot water tank.



Smoke detector and ceiling light. Secure entry system with intercom. Doors lead to the bedrooms, living room and shower room.

## Living Room & Covered Patio

A very well presented and spacious living/dining room benefitting from a glazed patio door with windows to side opening onto a large paved and covered patio area with external lighting and an Easterly aspect. Two ceiling light points, raised power points. TV & telephone points. Part glazed double doors lead into a separate kitchen.

## Kitchen

A well proportioned modern kitchen fitted with an excellent range of high gloss wall and base units. Fitted contrasting work surfaces with matching splash back up-stand. The stainless steel sink with mixer tap is positioned beneath a double glazed window which has two electronic openers. Built-in mid level electric oven with fitted matching microwave above. Ceramic hob with opaque glass splash back and stainless steel extractor hood. Integrated fridge/freezer and dishwasher. Under unit wall lighting and ceiling spot lights.

## Bedroom One with En-Suite Shower Room

This beautifully presented double bedroom features a a walk-in wardrobe housing rails and shelving. Central ceiling light. TV and telephone points. Double glazed window. Door leading to en-suite.

## En-Suite Shower Room

This immaculate shower room comprises; walk in level access shower with fitted glass screen and grab rails, vanity unit with inset wash hand basin with mixer tap; fitted mirror with built in light; wall mounted heated towel rail, emergency pull-cord. Ceiling spot lights.

## Bedroom Two

Spacious double bedroom with raised sockets, ceiling light, double glazed window.

## Guest Shower Room

Modern suite comprising; shower shower cubicle; WC with concealed cistern; vanity unit with inset wash basin and mirror above. emergency pull-cord; wall mounted heated towel rail. Emergency pull-cord.



# 2 Bed | £350,000

## Service Charge (Breakdown)

- Underfloor heating in all apartments
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service Charge £6,445.74 per annum (until financial year ending 30/09/2025).

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager. To find out more about the service charges please contact your Property Consultant or House Manager.

## Leasehold

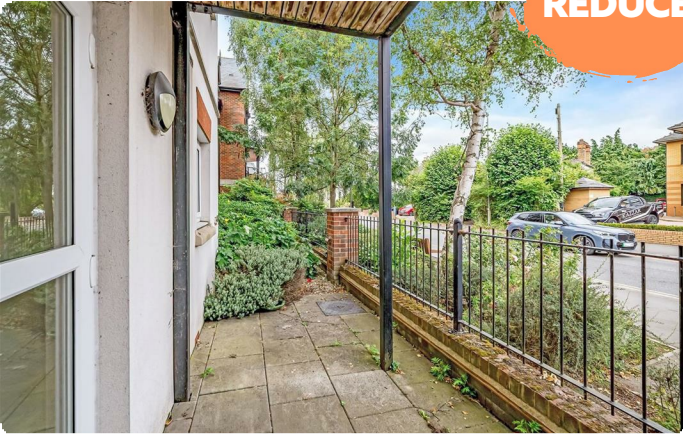
999 Years from 1st June 2015  
Ground rent £495 per annum.  
Ground rent review: Jun-30

## Car Parking

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Additional Information & Services

- Gfast & Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage
- Entitlements Advice
- Removals
- Part Exchange
- Conveyancing



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