



APPROX. GROSS INTERNAL FLOOR AREA 775 SQ FT / 72 SQM	Blyton House
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 07/03/24
	photoplan

Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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21 Blyton House

Marlow Road, Bourne End, SL8 5SE

PRICE
REDUCED



PRICE REDUCTION

Asking price £400,000 Leasehold

A modern and spacious two double bedroom, two shower room retirement apartment with a fully fitted kitchen on the second floor of this beautifully appointed development. Stunning landscaped gardens in which to enjoy sunny days and warm evenings without having to worry about the weeding or mowing the lawn.

Call us on 0345 556 4104 to find out more.

Marlow Road, Bourne End

PRICE
REDUCED

Summary

Blyton House, built by McCarthy & Stone, has been designed and constructed for modern independent retirement living. The development is close to an array of amenities such as; Bus stop; Post office; Butcher; Library; Bank; Community center; 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 have 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 £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Entrance Hall

Front door with spy hole and letter box. The 24-hour emergency response system is situated in the hall. A



2 Bed | £400,000

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

A very well presented and spacious living/dining room benefitting from a glazed patio door with windows to side that opens to a juliet balcony and views over the rear gardens. Feature fireplace. Two ceiling light points, raised power points. TV, telephone and broadband points. Part glazed door leads into a separate kitchen.

Kitchen

A well proportioned modern kitchen fitted with a range of high gloss wall and base units fitted with 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 electric openers. Built-in mid level electric oven with fitted matching microwave above. Ceramic hob with 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

This spacious double bedroom features a large walk in wardrobe housing rails and shelving. Central ceiling light. TV and telephone points. Raised power points. Double glazed window. Door leading to en-suite shower room.

En-suite Shower Room

This modern shower room comprises; walk in level access shower with fitted glass screen and grab rails, close coupled WC, 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

A second double room of ample proportions that could be used as a hobby room, dining room or a library. Raised sockets, ceiling light, double glazed window.

Shower Room

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

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

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.

Service Charge: £6,666.95 per annum (Up to financial year end 30/09/2026)

Leasehold

999 Years from 1st June 2015

Ground Rent: £495 per annum

Ground Rent Review date: June 2030

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

