

# The **Frost** Partnership

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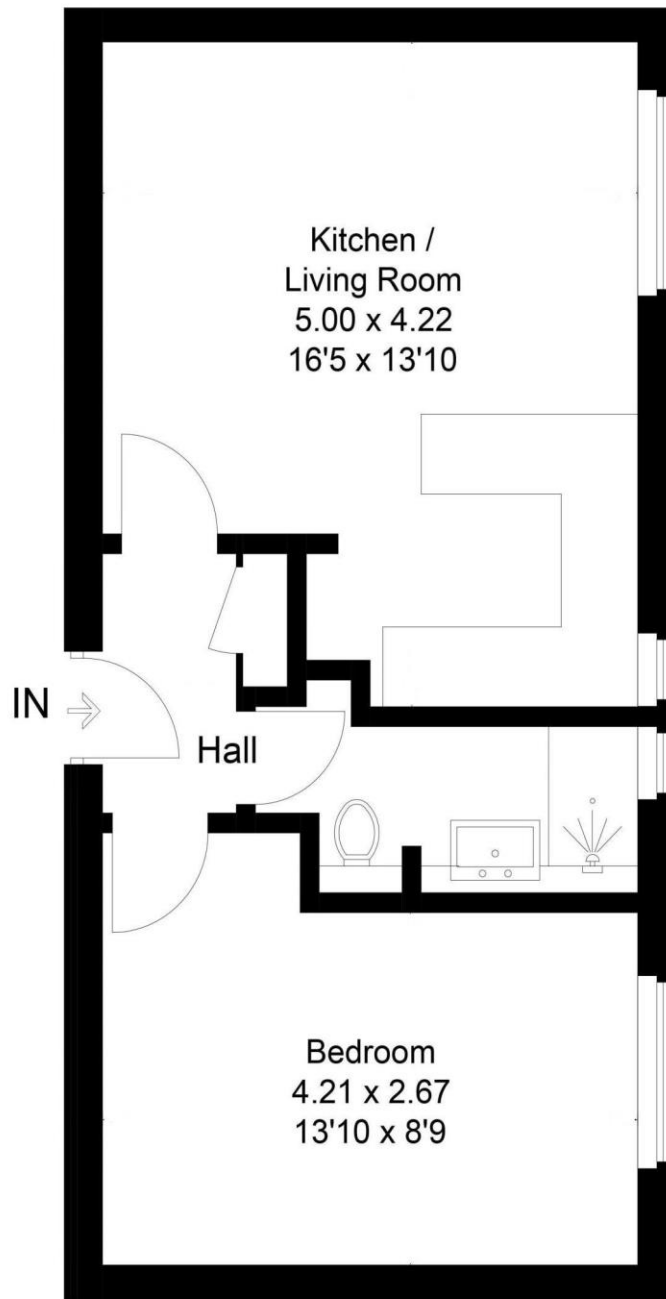
**15 Lincoln House, Brookfield Road, Wooburn Green, Buckinghamshire, HP10 0QA**

**Offers in Excess of: £220,000 (Leasehold)**



- **Modern one bedroom apartment**
- **Contemporary kitchen with integrated appliances**
- **Quiet position with secluded outlook**

- **Walk of Bourne End village and station**
- **No onward chain**
- **Resident parking and communal gardens**



## First Floor

## 15 Lincoln House, Wooburn Green

Approximate Gross Internal Area = 38.8 sq m / 418 sq ft

**A well presented one bedroom first floor apartment with resident parking. Lincoln House was subject to an extensive refurbishment programme in 2017 to create modern living, and is ideally situated for local amenities, M40 motorway and train station at Bourne End.**

### **THE LOCATION**

Lincoln House is situated in Brookfield Road, approximately mid way between the villages of Wooburn Green and Bourne End: Bourne End has a train station, to London Paddington, and is within walking distance of the apartment.

Both villages offer a range of local shopping facilities, with the larger town of Beaconsfield (approximately 3 miles) providing a more comprehensive range of amenities, and main line station to London Marylebone (fast train 20 minutes).

The nearby A404 Marlow Bypass enables easy access to both the M4 (Junction 8/9) and the M40 (Junction 4) with the M40 also accessible from Junction 2 (Beaconsfield) and Junction 3.

### **THE PROPERTY**

Secure door entry system with stairs and lift to all floors.

The apartment benefits from large double glazed windows allowing ample natural light to flow through, Karndean laminate flooring, entryphone system and down lighters, and is also fitted with TV and telephone points and wired for Sky. Being situated at the back of the building, this apartment benefits from a quiet position with a private outlook over the communal gardens.

Entrance hall with built in storage cupboard. Door into the kitchen/living room with pleasant aspect over the communal gardens. The kitchen comprises a range of high gloss units with granite worktops incorporating breakfast bar and stainless steel sink with mixer tap. Integrated appliances include: 4 ring induction hob, microwave combi-oven, washer/dryer, dishwasher, fridge and freezer. The sitting area provides ample space for sofa, table and chairs.

Good size double bedroom with aspect over the rear, cupboard housing the Worcester gas fired boiler for central heating and hot water (annually serviced). Shower room with fully tiled walls and floor, tile enclosed shower cubicle, wash hand basin set in vanity unit with storage below, wall mounted mirrored cabinet above, low level WC, chrome heated towel rail, extractor fan, down lighters.

### **OUTSIDE**

Gravelled walkway at the side of the development leading into communal gardens to the rear with lawn and patio.

### **PARKING**

Residents' parking available, but not allocated.

### **AGENT'S NOTE**

The Energy Rating is B. A full copy of the EPC is available on request.

Lease - 125 years from 2017.

Maintenance Charge - £1,512.42 per annum.

Ground Rent - £350 per annum.

10 year CML warranty from 2017.

#### AGENT'S NOTE

##### Mortgage Advice Bureau (MAB)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

##### Home Legal Services (HLS)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.



**Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.**

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.