

HUNT & NASH

Est. 1938

www.huntandnash.co.uk



16 Lincoln House, Brookfield Road, Wooburn Green, Buckinghamshire HP10 0QA

**STYLISH OPEN PLAN FIRST FLOOR APARTMENT IN THIS POPULAR BLOCK
ONE DOUBLE BEDROOM WITH FITTED WARDROBES
FITTED KITCHEN WITH APPLIANCES: SHOWER ROOM: COMMUNAL GARDENS
RESIDENT'S PARKING: 1 MILE TO BOURNE END RAILWAY STATION
NO ONWARD CHAIN: COUNCIL TAX BAND C: EPC RATING B
REMAINDER OF 125 YEARS UNEXPIRED LEASE FROM 2017
GROUND RENT £250 PER ANNUM: ANNUAL SERVICE CHARGE - TBC**



Located on the first floor of this exclusive development of 31 high specification apartments situated in an ideal location within a level one mile walk of Bourne End Railway Station.

The development has been thoughtfully designed with the aim of incorporating the needs and demands of modern living and this particular apartment has been carefully planned to a modern, contemporary design with high quality fixtures and fittings throughout.

There is an open plan living space with a separate double bedroom, gas central heating, and an entry phone system for added security. The shower room is finished a high standard with quality sanitary ware creating a modern, luxurious finish.

Lincoln House is located approximately one mile from Bourne End village centre and train station.. Bourne End enjoys a favourable Thameside location with thriving shops, restaurants and pubs, excellent schools and a rail station linking via Maidenhead (Elizabeth Liner) to London Paddington. The village is also conveniently placed for both the M40 (J4) and the M4 (J8/9).

Sporting facilities are varied, with golf at Temple, Burnham Beeches and Beaconsfield. Sailing is available at both Upper Thames Sailing Club and Cookham Reach Sailing Club and racing at Windsor, Ascot and Newbury. In addition, there is a wide variety of cultural events at Cliveden National Trust, The Swan Theatre in High Wycombe and the Theatre Royal in Windsor.

HMRC Anti Money Laundering

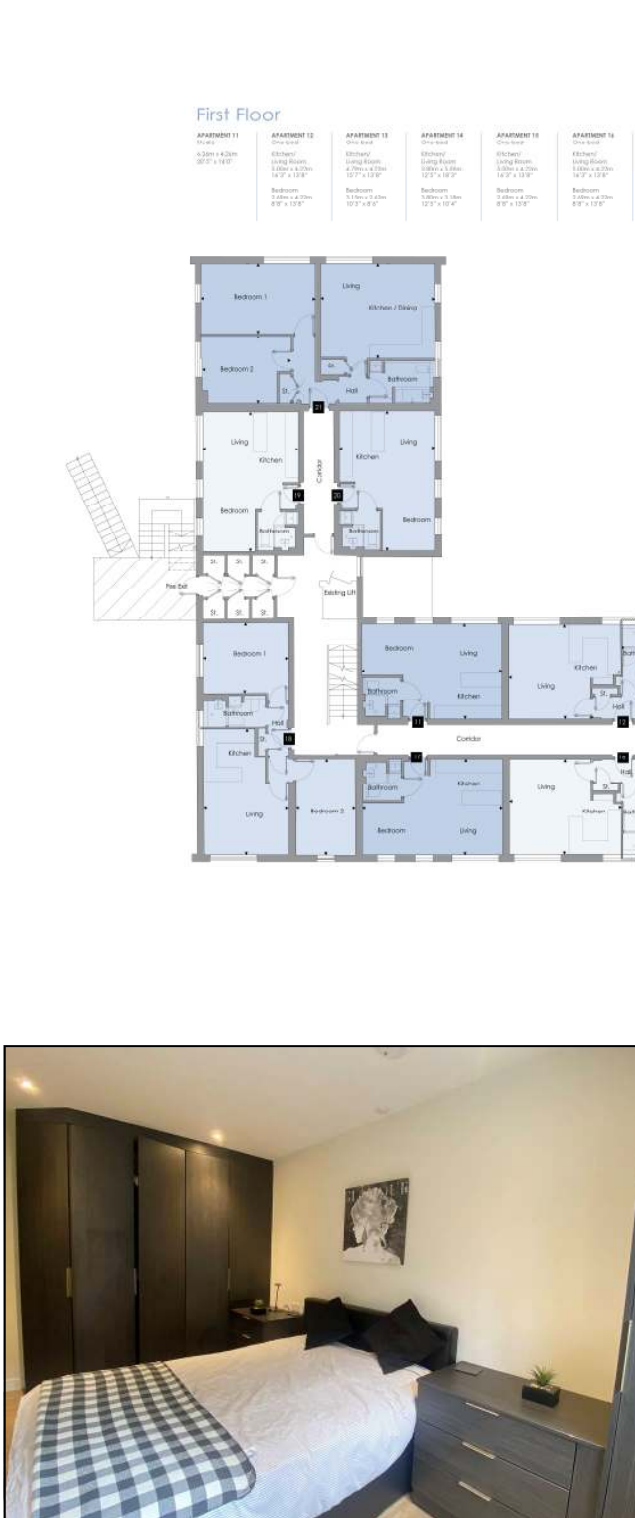
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

GUIDE PRICE . . . £230,000 . . . LEASEHOLD

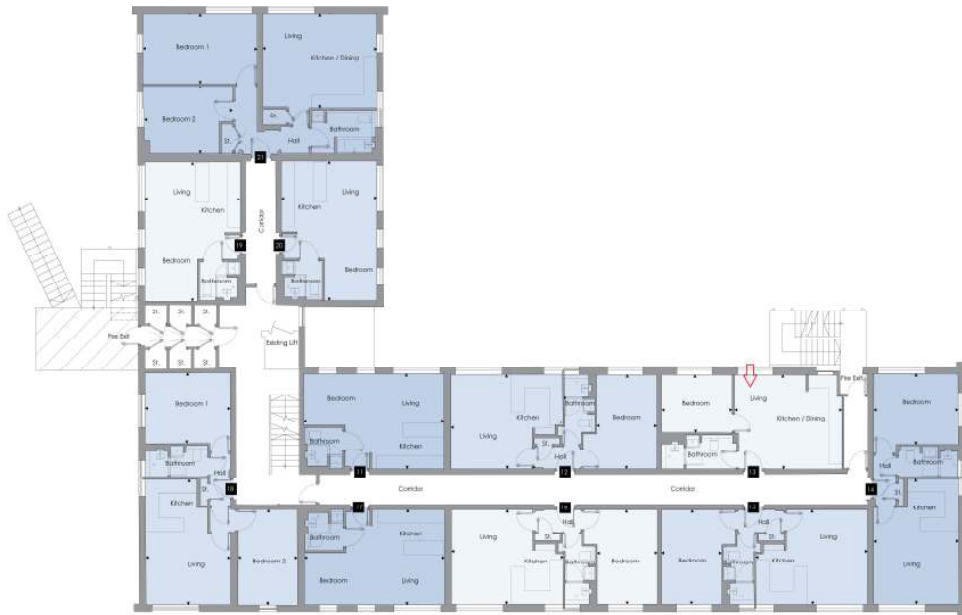
The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment
Tel: 01628 522568
Email: bourneend@huntandnash.co.uk



First Floor

APARTMENT 11 One Bed 4.20m x 4.20m 30'2" x 14'0"	APARTMENT 12 One Bed Kitchen Living Room 3.80m x 3.20m 12'6" x 10'6"	APARTMENT 13 One Bed Kitchen Living Room 4.70m x 3.20m 15'5" x 10'6"	APARTMENT 14 One Bed Kitchen Living Room 3.80m x 3.20m 12'6" x 10'6"	APARTMENT 15 One Bed Kitchen Living Room 4.20m x 3.20m 13'8" x 10'6"	APARTMENT 16 One Bed Kitchen Living Room 4.20m x 3.20m 13'8" x 10'6"	APARTMENT 17 One Bed 4.20m x 4.20m 30'2" x 14'0"	APARTMENT 18 Two Bed Kitchen Living Room 5.20m x 3.20m 30'2" x 14'0"	APARTMENT 19 Two Bed Kitchen Living Room 5.20m x 3.20m 30'2" x 14'0"	APARTMENT 20 Two Bed 4.20m x 4.20m 30'2" x 14'0"	APARTMENT 21 Two Bed Kitchen Living Room 5.20m x 3.20m 30'2" x 14'0"
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- 1. All dimensions are approximate and should not be used for construction purposes.
- 2. All dimensions are given in meters and feet.
- 3. All dimensions are given to the center of the wall unless otherwise stated.
- 4. All dimensions are given to the finished floor level unless otherwise stated.
- 5. All dimensions are given to the finished ceiling level unless otherwise stated.
- 6. All dimensions are given to the finished ground level unless otherwise stated.
- 7. All dimensions are given to the finished external level unless otherwise stated.
- 8. All dimensions are given to the finished internal level unless otherwise stated.
- 9. All dimensions are given to the finished internal level unless otherwise stated.
- 10. All dimensions are given to the finished internal level unless otherwise stated.



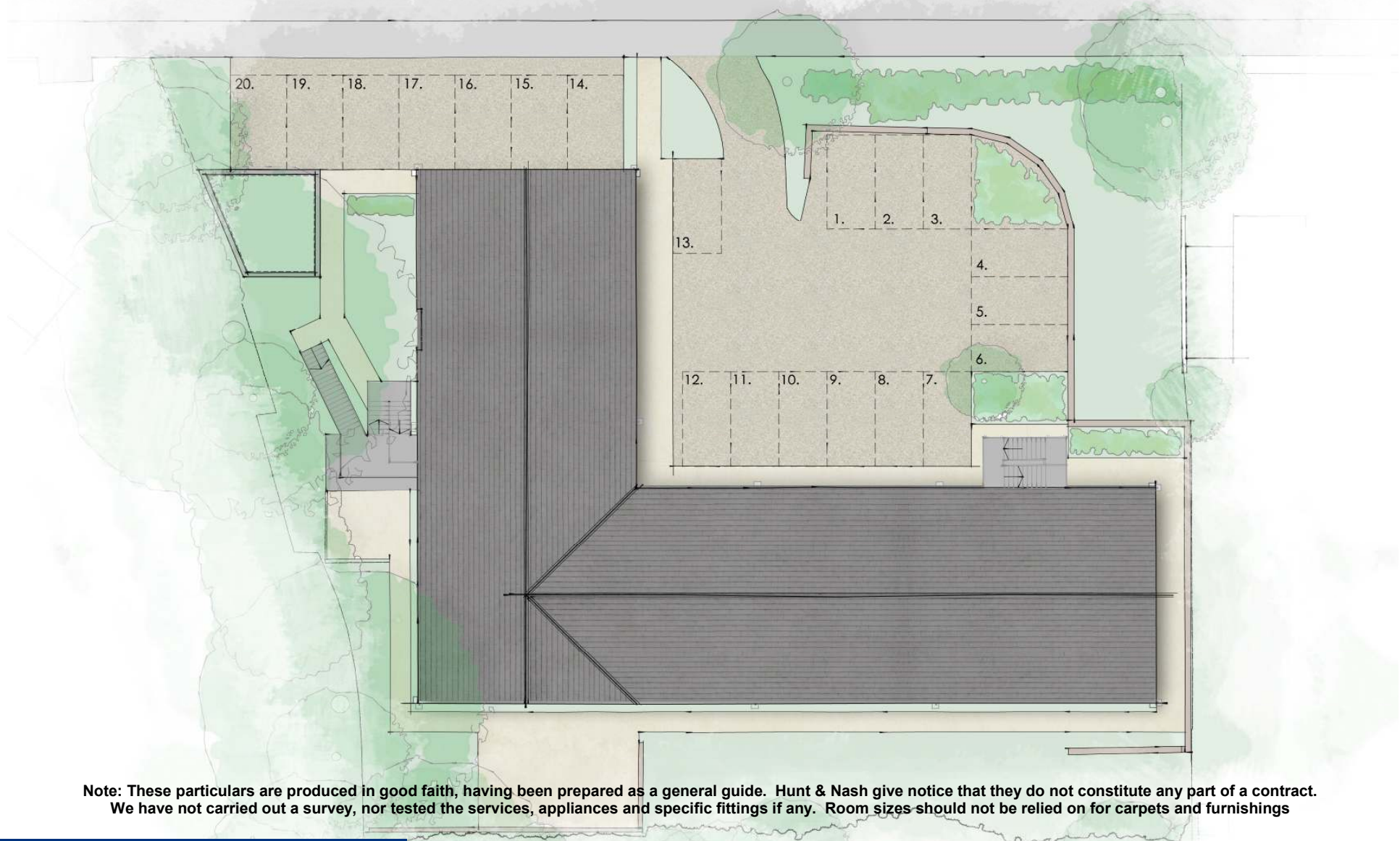
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boon brown
 ARCHITECTS
 100% GREEN BUILDING
 100% SUSTAINABLE
 100% INNOVATIVE

Project: One-on-one residential at 14 Lincoln House, High Wycombe, Buckinghamshire HP10 2GA.
 Date: 2014
 Drawn: [Name]
 Checked: [Name]
 Approved: [Name]

Proposed First Floor Plan
 Scale: 1:100 @ A2 Date: 10/2014
 Rev: MED @ A2 Date: CA
 Ref: 3701/301 Date: C

BROOKFIELD ROAD



Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings

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