

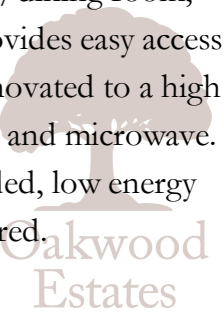


Penn House is a popular over 55's development, situated in the heart of Burnham Village, with excellent local amenities. There is a great selection of shops, cafes and restaurants, all within a few yards from the property. If you're looking for a quiet development, but still seek the gentle bustle of a traditional village high street, then this residence may be for you.

Penn House itself provides everything that you could possibly need. The development has superb communal areas, with a large, well maintained, landscaped garden to enjoy, as well as a spacious, well equipped communal lounge area, which benefits from a host of first-rate social activities, including evening and daytime entertainment. A concierge service is available at the reception foyer to support you with any needs.

The property itself is a considerably large, ground floor, TWO bedroom apartment, which benefits from an impressive master bedroom, in excess of 17ft, with a large, built in wardrobe and an ensuite bathroom. The second bedroom is also a large double room. Completing the apartment is a sizeable living/dining room, separate modern kitchen and family bathroom. There is a spacious entrance lobby, which provides easy access to the other rooms and features a large storage cupboard. The property has been recently renovated to a high standard and is very well maintained. The kitchen benefits from a newly fitted induction hob and microwave. The property has had new carpets and flooring fitted throughout and benefits from upgraded, low energy lighting and is ready for the next owner to move straight in, with no work required.

This property is sold with NO ONWARD chain, the current year's service charges paid (until end of August)

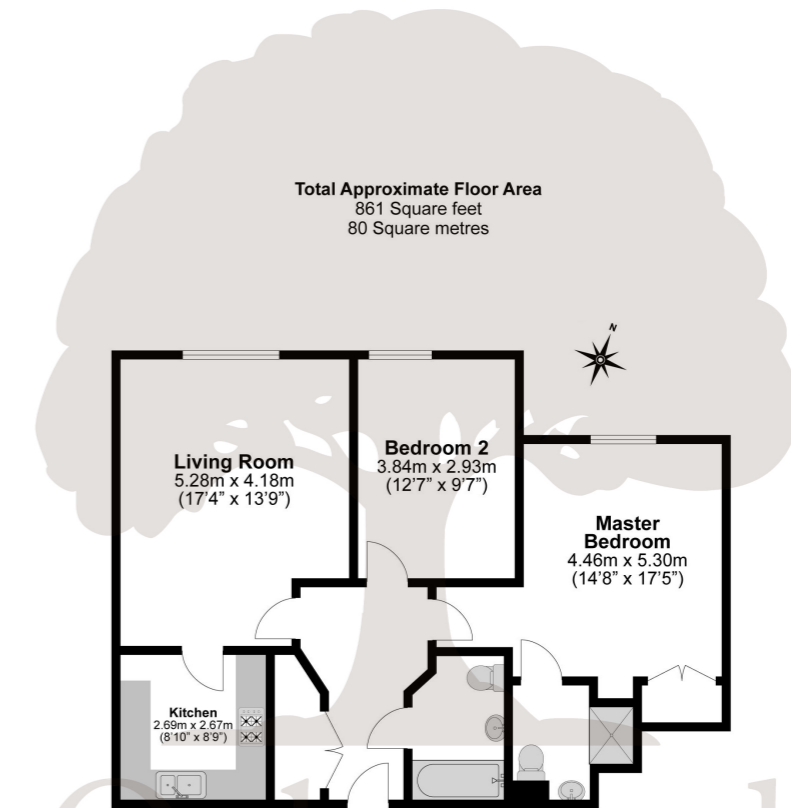


Property Information

-  TWO DOUBLE BEDROOMS
-  861 SQ FT
-  BURNHAM VILLAGE HIGH STREET LOCATION
-  CONCIERGE DESK
-  NO ONWARD CHAIN
-  SECURE ENTRY AND INTERCOM SYSTEM TO MAIN ENTRANCE CONTROLLABLE FROM APARTMENT*
-  17FT MASTER BEDROOM
-  OVER 55'S ONLY
-  COMMUNAL GARDEN AND LOUNGE
-  115 YEARS LEASE
-  EXCELLENT CONDITION THROUGHOUT
-  PANIC CORDS AND CARELINE SERVICE WITHIN THE APARTMENT

					
x2	x1	x2	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

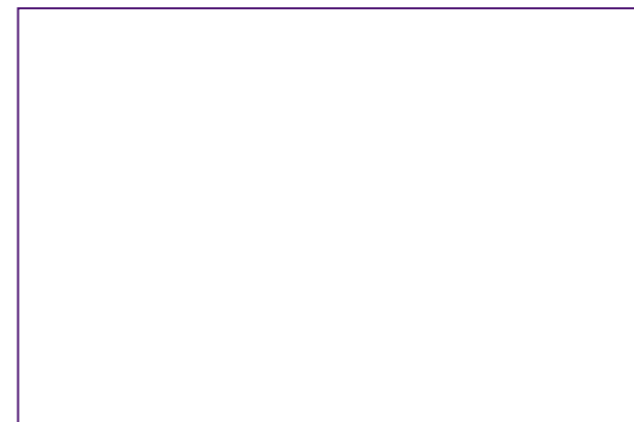
Floor Plan



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

Oakwood Estates

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	