



An outstanding 1 bedroom first floor corner apartment with the advantage of having no apartments above. Perfectly set in the heart of Burnham Village just a few hundred yards from the Post Office and the Burnham Village store.

Sold with vacant possession this home is for the over 60's and offers spacious and light accommodation throughout. There is a dual aspect living room with a juliet balcony with garden views. There is a separate kitchen with fitted high end Zanussi appliances. The bedroom comes with fitted wardrobes and there is shower room. In addition there is an entrance hall with cupboard space.

There is also an owners' lounge & kitchen with regular social events.

Outside are beautiful communal grounds and also owners' private car park.

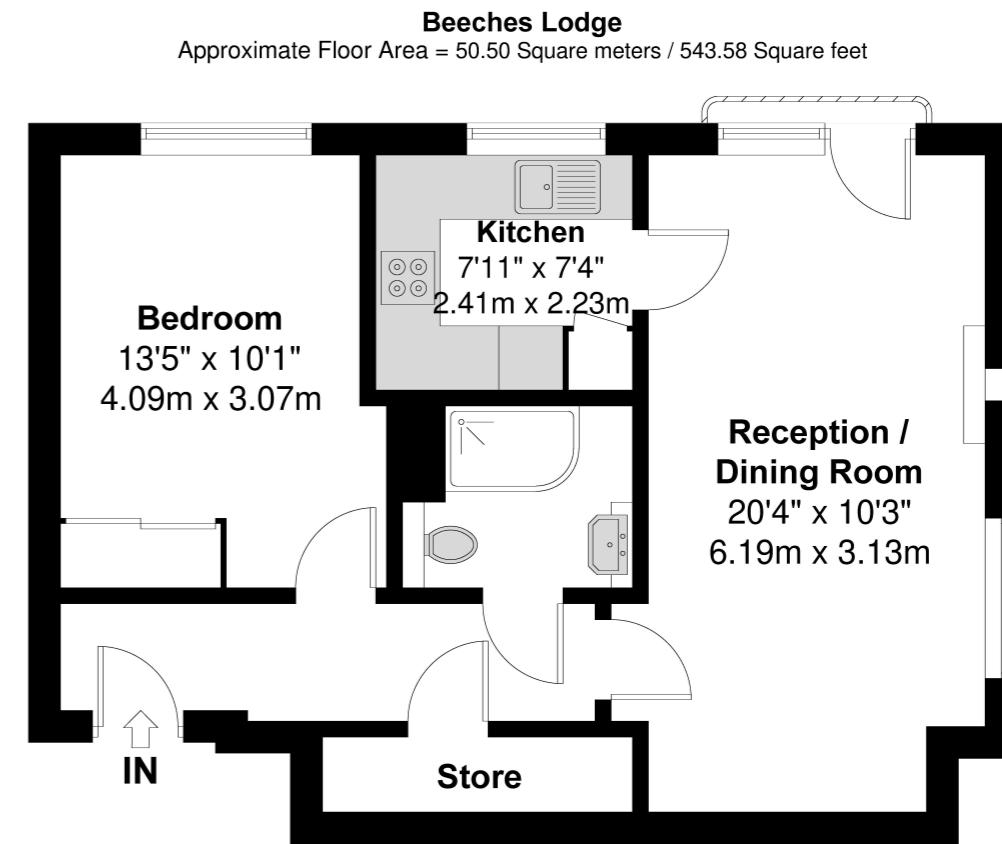
This apartment also benefits from being close to Burnham Station for the Elizabeth line into London and Reading. Burnham Beeches is nearby which is a nature reserve and a lovely place to visit for walks.

# Property Information

-  ONE BEDROOM TOP FLOOR APARTMENT
-  OVER 60'S RESIDENCE
-  CENTRAL VILLAGE LOCATION
-  NO CHAIN
-  993 YEAR LEASE
-  20FT RECEPTION ROOM
-  MODERN FITTED KITCHEN
-  ELECTRIC HEATING
-  LODGE MANAGER AVAILABLE 5 DAYS A WEEK
-  24 HOURS CARELINE SYSTEM FOR SAFETY AND SECURITY

					
x1	x1	x1	x1	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

# Floor Plan



## First Floor

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

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 Govview.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.

## Lease Information

Service Charge = £3282 PA

Ground rent = £575 PA

Lease = 993 years

## Additional Information

- Newly Built Retirement Home
- Requires At Least One Owner Over 60
- 24-Hour Careline System
- Long Lease
- Lodge Manager Available 5 Days A Week
- Owners' Lounge & Kitchen With Social Events
- Owners Private Car Park • Guest Suite Available For Visitors
- Prime Location With Local Amenities Close By

## Council Tax

Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	83
(69-80)	C	83
(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		