



Frank Lunnon Close
Bourne End, Buckinghamshire

TIM RUSS
& COMPANY



5 Frank Lunnon Close Bourne End Buckinghamshire SL8 5UP

- REFITTED KITCHEN WITH INTEGRATED APPLIANCES
- REFITTED SHOWER ROOM
- WOOD EFFECT FLOORING WITH UNDERFLOOR HEATING
- ALLOCATED PARKING SPACE
- RIVERSIDE VILLAGE SETTING

Price **£230,000** Leasehold



The Property

This one-bedroom purpose-built ground floor maisonette has its own entrance and is quietly located in a cul de sac on the edge of Bourne End village.

The accommodation is well presented with the benefit of a refitted kitchen with fully integrated appliances (including a small wine fridge) and a quality tiled shower room with spacious shower space. There is a living/dining room with wood effect flooring that runs via an inner hall (with deep storage space & housing hot water tank) into the double bedroom. There is electric underfloor heating and double glazing.

The property has communal lawned areas to front and rear and also benefits from an allocated parking space for one car.

Tenure Leasehold

Length of lease: Lease till 2135 (121 years remain)
Ground Rent: Peppercorn
Maintenance charge: £44.17 per month

Location

Bourne End is a popular Thame side village situated between Maidenhead and Beaconsfield with a wide variety of shops, restaurants and supermarkets. The larger centres of Marlow, Maidenhead and Beaconsfield provide more comprehensive shopping facilities.

Bourne End rail station links to Marlow and Maidenhead, where fast trains to London Paddington can be obtained.

The canal towpath alongside the river at Bourne End provides attractive walks up-stream to Marlow or down-stream to Cookham.

Directions

Approaching Bourne End from Wooburn Green, turn right at the roundabout into Cores End Road and then turn first right

into Frank Lunnon Close. Number 5 will be found on the left-hand side.

Viewings

Strictly by appointment only on 01494 681122.

EPC Rating D

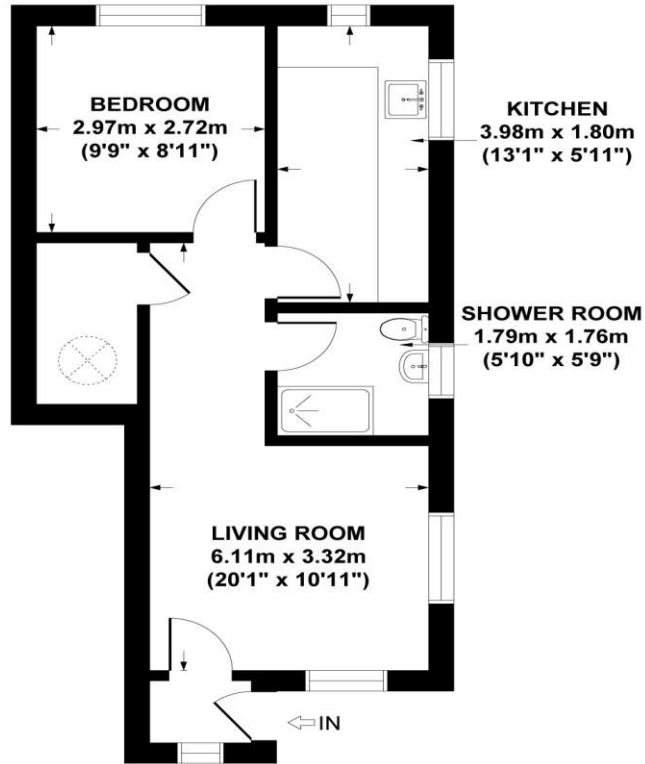
Council Tax Band D

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-104)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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GROSS INTERNAL
FLOOR AREA 39 SQ M / 424 SQ FT

5 FRANK LUNNON CLOSE, BOURNE END, SL8 5UP
APPROX. GROSS INTERNAL FLOOR AREA 39 SQ M / 424 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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