



36 HELLYER WAY, BOURNE END
PRICE: £185,000 LEASEHOLD

am ANDREW
MILSON

**36 HELLYER WAY
BOURNE END
BUCKS SL8 5XN**

PRICE: £185,000 LEASEHOLD

Forming part of this popular development built in the mid 1980's by Wimpey Homes, a well presented and improved first floor studio apartment.

ENTRANCE HALL: MODERN FITTED

BATHROOM:

SITTING ROOM/BEDROOM:

SMART REFITTED KITCHEN:

**ALLOCATED PARKING: LONG LEASE:
NO ONWARD CHAIN**

TO BE SOLD: situated in this popular and convenient setting, a well presented and recently improved first floor studio apartment benefiting from such features as refitted kitchen and bathroom, sitting room/bedroom, allocated parking. Nearby, Bourne End village centre has a comprehensive range of shopping facilities for day to day needs, doctors surgery and post office, schooling in the area is highly regarded. There is a branch line railway station linking, via Maidenhead, to London Paddington which will ultimately connect to Crossrail. The nearby Marlow Bypass enables swift motor access to the M4 and M40 motorways at Maidenhead Thicket and High Wycombe respectively.

The accommodation comprises:

Steps to part glazed front door to **ENTRANCE HALL** Fitted storage cupboard with hanging rail. Access to useful loft space, with ladder and light. Vinyl flooring.



BATHROOM refitted white suite comprising enclosed P shaped panel bath with mixer taps and Triton electric shower over, wash hand basin, low level w.c., Chrome fittings, tiled walls, laminated wood flooring, electric ladder style radiator, mirrored storage cabinet, tiled walls, cupboard housing lagged cylinder and water tank.



SITTING ROOM/BEDROOM: 14'8 x 9'10 (4.47 x 3m) a light airy room with two picture windows and door to kitchen, laminate wood flooring.



KITCHEN: 9'3 x 6'11 (2.82 x 2.11m) refitted with a matching range of shaker style floor and wall units, wood effect work surfaces, stainless steel sink and drainer with mixer taps, integrated electric cooker, electric hob and extractor. Space and plumbing for washing machine, space for fridge freezer, laminate wood flooring, rear aspect window, tiled walls.



OUTSIDE

TO THE FRONT of the property there is **AN ALLOCATED PARKING SPACE. It is possible to park two cars in tandem.**



VIEWING: To avoid disappointment, please arrange to view with our **Bourne End office on 01628 522666**. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: from our Bourne End office in The Parade turn right and at the mini roundabout turn left into Cores End Road. Continue for approximately a third of a mile turning right into Millboard Road and immediately left into Bridgestone Drive. Continue for a short distance taking the first turning right into Hellyer Way where the subject property can be found after a short distance at the bottom of the road facing you.

MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed, nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.



TENURE: Leasehold

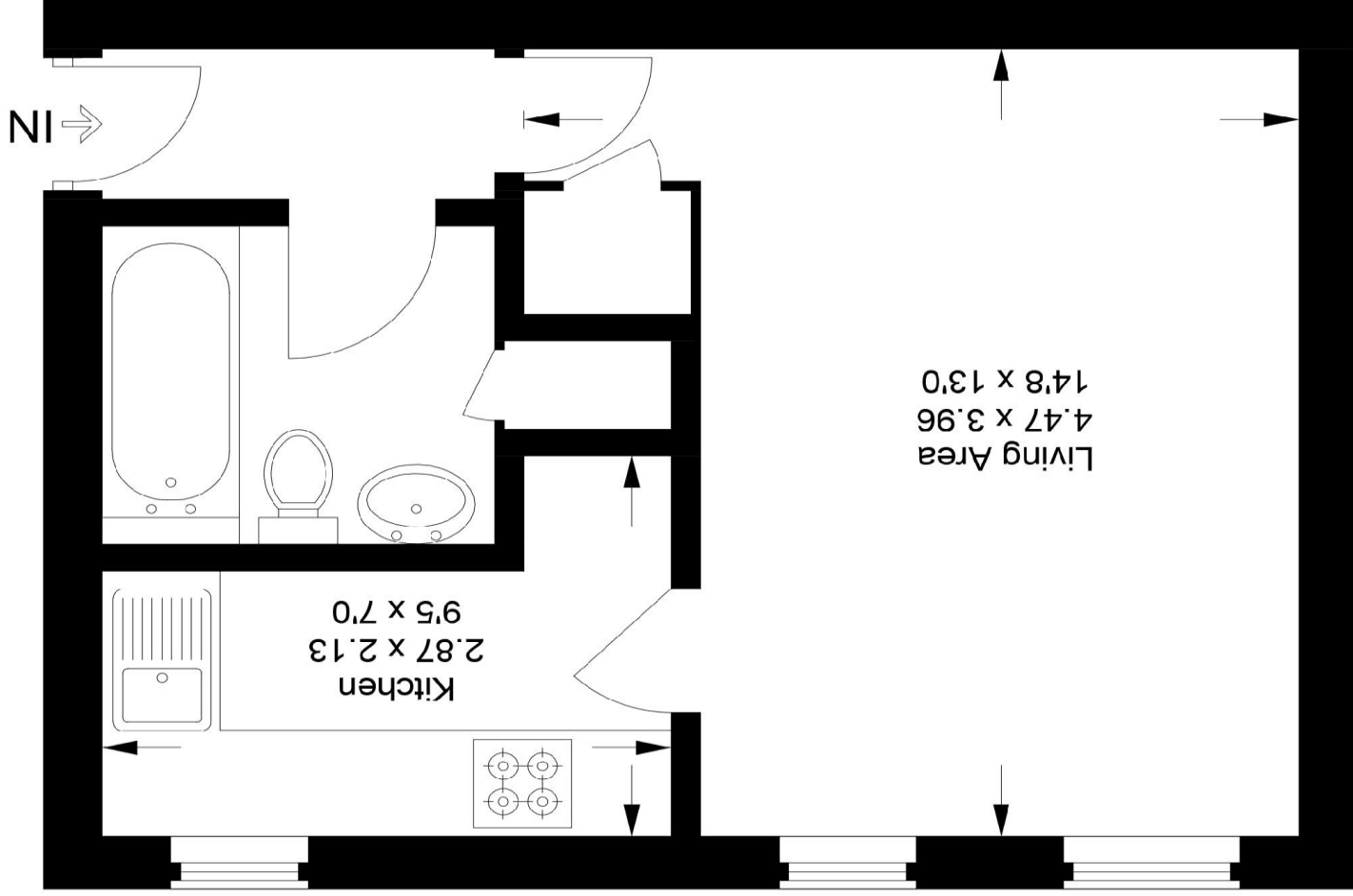
LEASE: 999 years from 1985.

GROUND RENT: Peppercorn.

Ref: TMD **EPC BAND:** D
Council Tax Band: B



Approximate Gross Internal Area
First Floor = 27.3 sq m / 294 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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