



**1 RAY HOUSE, BOURNE END**  
**PRICE: £315,000 SHARE OF FREEHOLD**



**1 RAY HOUSE  
CRESSINGTON PLACE  
BOURNE END  
BUCKS SL8 5SL**

**PRICE: £315,000 SHARE OF FREEHOLD**

Situated in a convenient location within an easy walk of the centre of Bourne End, a three bedroom ground floor apartment available for immediate occupation.

**THREE BEDROOMS: LIVING ROOM:  
FITTED KITCHEN: BATHROOM  
GAS CENTRAL HEATING: DOUBLE  
GLAZING: PARKING  
COMMUNAL GARDENS: SHARE OF  
FREEHOLD ON 999 YEAR LEASE  
NO ONWARD CHAIN**

**TO BE SOLD:** A light and spacious three bedroom ground floor apartment located in the Thameside village of Bourne End. The property is in a popular location within a short walk of the village centre and the railway station. This fine three bedroom apartment provides adaptable accommodation including a spacious double aspect living room with doors onto a private patio and communal gardens. The fitted kitchen is large enough to take breakfast table and the property would benefit from general updating. Bourne End village has a comprehensive range of shops and facilities for day to day needs, and schooling in the area is highly regarded. The railway links to the main line at Maidenhead for London Paddington and Reading. The nearby Marlow bypass enables convenient motor access to the M40 and M4 motorways at High Wycombe and Maidenhead respectively.

The accommodation comprises:

**COMMUNAL ENTRANCE HALL** with stairs to upper floors.

**PRIVATE ENTRANCE HALL** with front door, radiator, storage cupboard.



**BEDROOM ONE** fitted wardrobes, radiator.

**BEDROOM TWO** radiator.



**BATHROOM** with white suite of panel bath, Triton shower unit and screen, low level w.c., wash basin with vanity cupboard, vinyl floor, heated towel rail, radiator, tiled walls.



**DINING ROOM/BEDROOM THREE** radiator, double glazed door to patio.



**KITCHEN** range of wall and base units, space for oven, space and plumbing for washing machine and dishwasher, space for fridge, window overlooking the communal gardens, space for table, cooker hood, radiator and Worcester gas fired combination boiler.



**DOUBLE ASPECT LIVING ROOM** with double glazed doors onto covered patio, radiator and picture window with view over communal gardens.



## **OUTSIDE**

The property is set in attractive communal grounds with ample parking for residents.



**TENURE:** Share of Freehold with an original 999 year lease.

**MAINTENANCE CHARGE:** The annual charge for 04/4/23 to 03/04/24 was £1,377.

**GROUND RENT:** As the tenure is share of Freehold there no ground rent payment.

**LENGTH OF LEASE:** the property is being offered for sale with the remainder of a 999 year lease.

**BOU1140424**

**EPC BAND: D**

**COUNCIL TAX BAND: C**

**VIEWING** Please contact our Bourne End office [bourneend@andrewmilsom.co.uk](mailto:bourneend@andrewmilsom.co.uk) or 01628 522 666.

**DIRECTIONS:** using the postcode **SL8 5SL** Ray House will be found at the end of the cul de sac with the communal entrance being located at the rear.

## **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.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

[allan@attfieldjamesfm.co.uk](mailto:allan@attfieldjamesfm.co.uk)

[www.attfieldjamesfinancialmanagement.co.uk](http://www.attfieldjamesfinancialmanagement.co.uk)

*Your home is at risk if you do not maintain mortgage payments or a loan secured on it.*

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.

**DRAFT DETAILS  
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area = 70.1 sq m / 754 sq ft

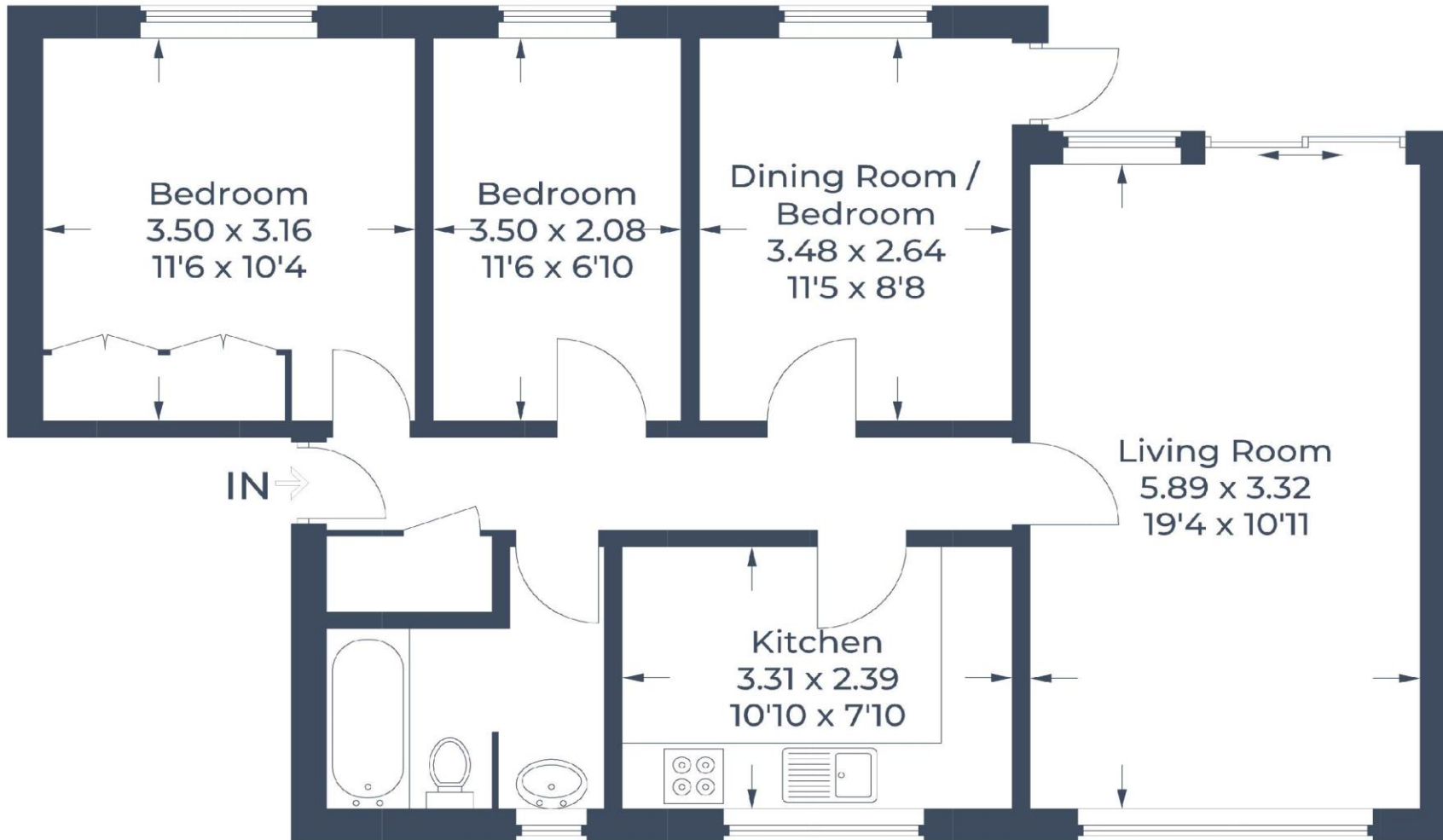


Illustration for identification purposes only,  
measurements are approximate, not to scale.

© CJ Property Marketing Produced for Andrew Milsom