



4 RUSSELL HOUSE, BOURNE END
PRICE: £290,000 SHARE OF FREEHOLD

am ANDREW
MILSON

**4 RUSSELL HOUSE
CRESSINGTON PLACE
BOURNE END
BUCKS SL8 5SH**

PRICE: £290,000 SHARE OF FREEHOLD

A considerably improved and well-appointed two bedroom first floor apartment situated in this convenient setting within a short stroll of the village centre, railway station and a picturesque stretch of the River Thames.

WELL KEPT COMMUNAL GARDENS:

TWO BEDROOMS:

BATHROOM:

ENTRANCE HALL:

LOUNGE/DINER WITH PRIVATE BALCONY:

KITCHEN: DOUBLE GLAZING:

**GAS CENTRAL HEATING TO RADIATORS
(NEWLY INSTALLED BOILER).**

POPULAR & CONVENIENT SETTING:

SHARE OF FREEHOLD & LONG LEASE:

NO ONWARD CHAIN:

FIBRE INTERNET AVAILABLE.

TO BE SOLD: a well presented and improved two bedroom first floor apartment providing good sized light and airy living accommodation worthy of an internal inspection. Cressington Place is located within the heart of the village which has a comprehensive range of shopping facilities for day to day needs, doctor's 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 links to the Elizabeth Line. The nearby Marlow Bypass enables swift motor access to the M4 and M40 motorways at Maidenhead Thicket and High Wycombe respectively. The accommodation comprises:

COMMUNAL ENTRANCE HALL with stairs to First and Second Floors, front door leading to

ENTRANCE HALL light, radiator, cupboard, wood flooring.



LOUNGE/DINER a dual aspect room with double glazed window, radiators, TV aerial point, wood flooring and double glazed door to

BALCONY providing lovely far reaching views.

KITCHEN fitted with a range of shaker style floor and wall units, work surfaces, part tiled walls, electric cooker with extractor fan over, one and half bowl single drainer sink unit, space and plumbing for washing machine, space for fridge/freezer, radiator, Worcester combination central heating boiler (new 2022) double glazed window.



BEDROOM ONE with double glazed window, radiator.



BEDROOM TWO with double glazed window, radiator.



BATHROOM white suite comprising bath with electric shower over, wash hand basin, low level w.c., Amtico floor, radiator, spot lights, double glazed frosted window.

OUTSIDE



Surrounding Russell House are well kept lawned **COMMUNAL GARDENS.**

TENURE: Share of Freehold.
SERVICE CHARGE: £429.60 per half year.
LEASE REMAINING: 999 years from 1967.

Ref: TMD **EPC BAND:** D

COUNCIL TAX BAND: C

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 left and continue through the village turning left into Cressington Place where Russell House can be found at the bottom of the cul de sac.

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.

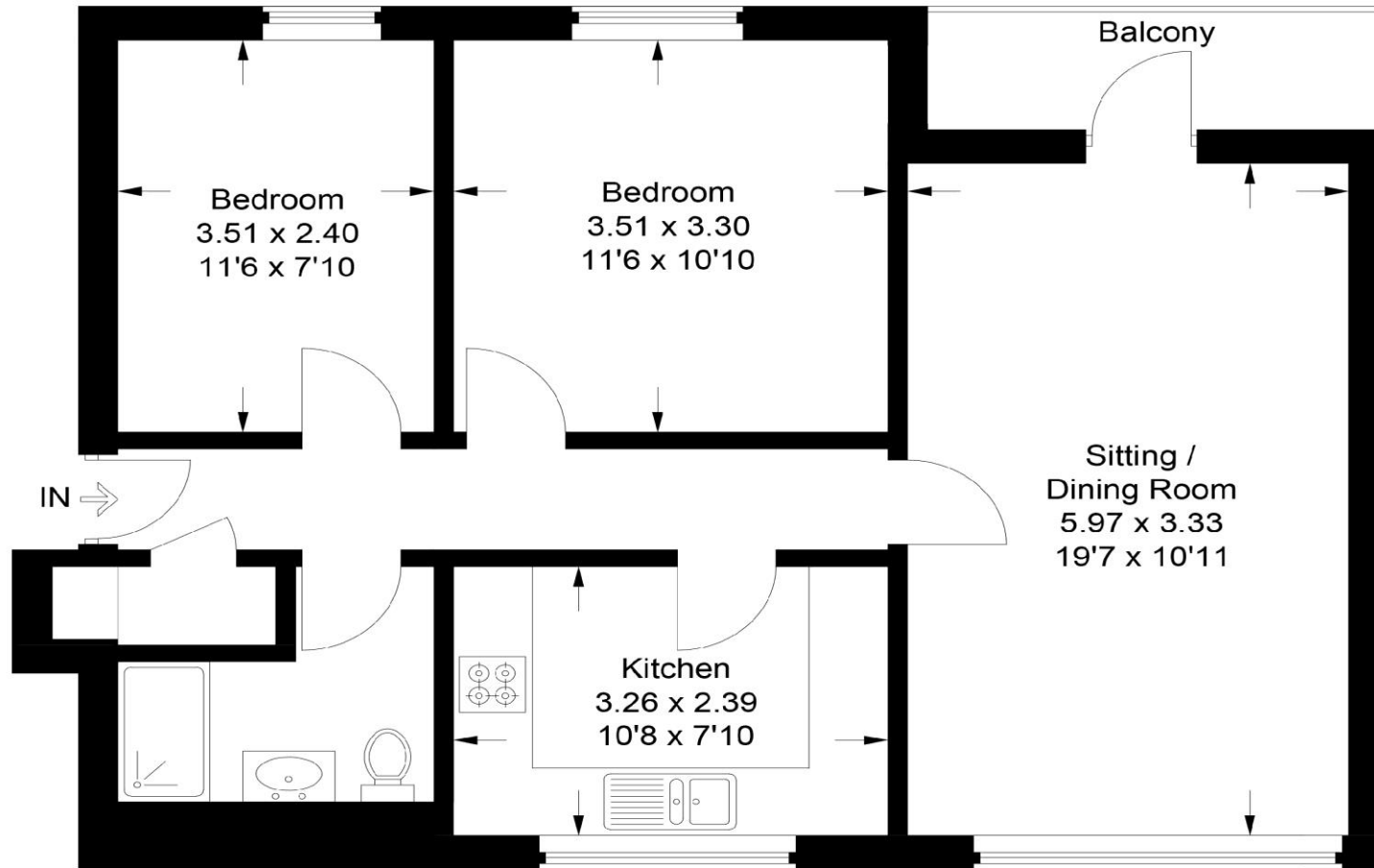
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Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

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.

4 Russell House

Approximate Gross Internal Area = 63.1 sq m / 679 sq ft



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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