



1 TECHNOLOGY HOUSE, BOURNE END
PRICE: £350,000 LEASEHOLD



**1 TECHNOLOGY HOUSE
FURLONG ROAD
BOURNE END
BUCKS SL8 5AJ**

PRICE: £350,000 LEASEHOLD

A spacious ground floor two bedroom maisonette tastefully converted in 2017 within walking distance of Bourne End village centre and railway station.

**SPACIOUS ENTRANCE HALL: OPEN PLAN
KITCHEN/LIVING/DINING AREA:
TWO DOUBLE BEDROOMS:
FAMILY BATHROOM: SHOWER ROOM:
PRIVATE OUTDOOR TERRACE:
ELECTRIC HEATING: DOUBLE GLAZING:
RESIDENTS PARKING:
125 YEAR LEASE FROM NEW IN 2017.
NO ONWARD CHAIN.**

TO BE SOLD: this modern well-presented ground floor maisonette provides spacious and well-proportioned accommodation throughout with modern and stylish features with high ceilings worthy of an internal inspection. Technology House is located within a level walk of Bourne End village centre 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:

Upvc front door to **ENTRANCE HALL** with fitted coat and shoe storage, storage cupboard housing hot water cylinder and plumbing for utilities, electric radiator.



OPEN PLAN LIVING/DINING ROOM dual aspect room with double glazed windows to front and side, television aerial point, electric heaters and laminate flooring.



KITCHEN fitted with a range of wall and base units, integrated fridge and freezer, electric oven and induction hob with cooker hood over, stainless steel sink and drainer, integrated dishwasher.



FAMILY BATHROOM modern suite comprising panel bath with mixer tap and wall mounted shower unit, vanity unit with sink over and storage under, low level w.c. with enclosed cistern, heated towel rail, fully tiled floor and part tiled walls, double glazed frosted window.



BEDROOM ONE double glazed window to rear, double glazed doors opening to **TERRACE**, television aerial point, electric radiator.



SHOWER ROOM modern suite comprising enclosed shower cubicle with wall mounted shower unit, vanity unit with sink over and storage under, low level w.c. with enclosed cistern, heated towel rail, fully tiled walls and floor.



BEDROOM TWO double glazed window to rear, electric radiator and television aerial point.

OUTSIDE

There is a **TERRACE** to rear with glass balustrade surround and paved flooring.

COMMUNAL GROUNDS the property offers a tree and shrub lined surround.

TO THE FRONT is an area of **PARKING** for residents.

TENURE: Leasehold

LEASE: 125 years from new in 2017.

GROUND RENT: £250.00 per annum.

MAINTENANCE CHARGE: the maintenance charge from January 1st 2024 to 21st December 2024 is £1,913.81.

BOU030 EPC BAND: E

COUNCIL TAX BAND: D

VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

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 500 yards turning right into Furlong Road where Technology House can be found after a short distance on the left hand side.

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.

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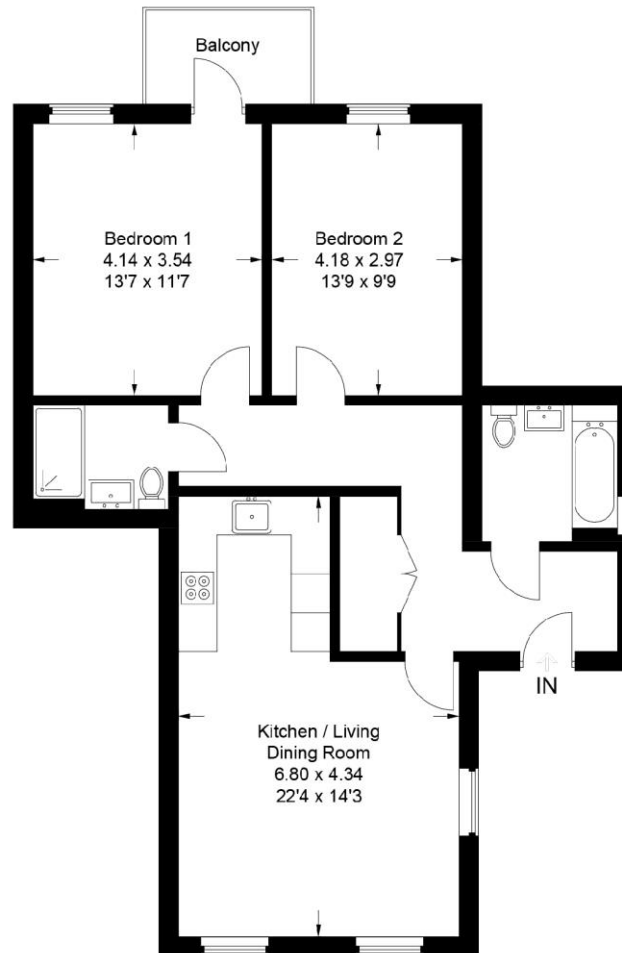
www.attfieldjamesfinancialmanagement.co.uk

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.

Approximate Gross Internal Area = 77.8 sq m / 837 sq ft



Ground 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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