



**16 ROWAN HOUSE, BOURNE END**  
**PRICE: £260,000 SHARE OF FREEHOLD**



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BOURNE END  
BUCKS SL8 5TG**

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A well-appointed spacious two bedroom first floor conveniently situated within close proximity to Bourne End village centre and railway station.

**WELL-KEPT COMMUNAL GARDENS  
TWO BEDROOMS: BATHROOM  
ENTRANCE HALL: LIVING ROOM  
FITTED KITCHEN: DOUBLE GLAZING  
ELECTRIC HEATING: GARAGE  
RESIDENTS' PARKING**

**TO BE SOLD:** A two-bedroom first floor apartment situated within a short stroll of the village centre, railway station and the River Thames. This property benefits from a fitted kitchen and bathroom, good sized living room, electric heating, garage and residents parking. 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 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 HALLWAY:** With stairs to first and second floors.

Private front door to:

**ENTRANCE HALL:** with cloaks cupboard



**LIVING ROOM:** With double glazed bay window, electric radiator, television aerial point.



**KITCHEN:** Fitted with a range of white floor and wall mounted units with work surfaces over, partially tiled walls, ceramic hob with extractor fan over and double oven below, single drainer sink unit, space and plumbing for dishwasher

washing machine, and fridge/freezer, double glazed window.



**BEDROOM ONE:** With double glazed window, built in cupboards, electric radiator.



**BEDROOM TWO:** With double glazed window, built in cupboards, electric radiator.



**BATHROOM:** a white suite comprising enclosed panelled bath with mixer taps and shower over, vanity wash hand basin, low level w.c., tiled floor, heated towel rail, double glazed frosted window, storage cupboard.

**PARKING:** There is plenty of parking spaces and a single Garage.

**TENURE:** Share of Freehold

**LEASE:** Remainder of a 999 year lease from 25<sup>th</sup> December 2009

**CURRENT SERVICE CHARGE:** £2,261.43 p.a. (£188.45 p.m.)

**EPC BAND:** C

**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 5TG, the property can be accessed at the bottom of Blind Lane on the right.

**REF:** BOU132

**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.

Approximate Gross Internal Area = 51.1 sq m / 550 sq ft

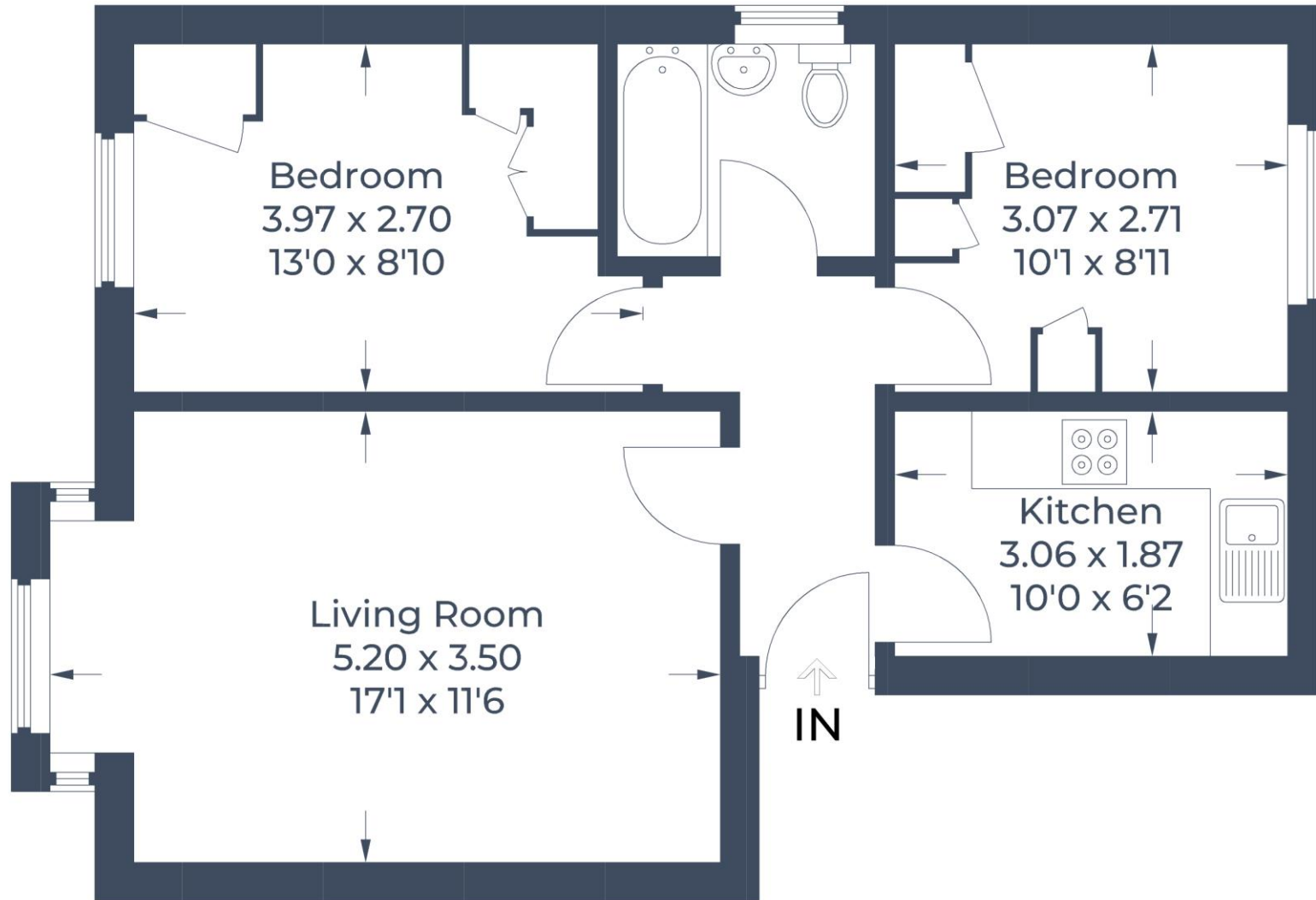


Illustration for identification purposes only,  
measurements are approximate, not to scale.