



**4 RIVERSIDE HOUSE, BOURNE END**  
**PRICE: OIEO £280,000 LEASEHOLD**

**am** ANDREW  
MILSON



**4 RIVERSIDE HOUSE  
FURLONG ROAD  
BOURNE END  
BUCKS SL8 5AJ**

**PRICE: OIEO £280,000 LEASEHOLD**

A two bedroom ground floor apartment offering stylish and contemporary living accommodation conveniently situated within close proximity of Bourne End village centre and railway station.

**PRIVATE ENTRANCE:**

**ENTRANCE HALL:**

**TWO DOUBLE BEDROOMS:**

**ENSUITE TO MASTER BEDROOM:**

**BATHROOM:**

**OPEN PLAN KITCHEN/LIVING ROOM:**

**ELECTRIC HEATING:**

**DOUBLE GLAZING:**

**ALLOCATED PARKING.**

**NO ONWARD CHAIN.**

**TO BE SOLD:** having been thoughtfully redesigned in 2017, Riverside House is a stylish development of sixteen apartments conveniently located within walking distance of Bourne End village centre and railway station. This particular property provides it's own private entrance as well as direct access to lawn area to the front, the accommodation includes an open plan kitchen and living room with integrated appliances, two double bedrooms, one with ensuite bathroom, security entry phone system, allocated parking and double glazing throughout. 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 accommodation comprises:

**ENTRANCE HALL** with laminated wood flooring, cupboard housing hot water tank and useful storage.

**OPEN PLAN KITCHEN/LIVING ROOM**



**Kitchen Area** – with a range of high gloss units with work surfaces over, Smeg hob with extractor fan over and oven below, integrated fridge freezer, Smeg dishwasher, Hotpoint washing machine, laminated wood flooring, one and quarter bowl stainless steel sink and drainer unit.



**Living Area** front aspect with double glazed windows and double doors, vertical electrical radiators, television aerial point, laminated wood flooring.



**BEDROOM ONE** rear aspect room with double glazed window and door, built in wardrobe, vertical electrical radiator, television aerial point, door to;



**ENSUITE SHOWER ROOM** white suite comprising enclosed shower cubicle, vanity wash hand basin, low level w.c. with enclosed cistern, partly tiled walls, tiled floor with underfloor heating, heated towel rail.



**BEDROOM TWO** front aspect room with double glazed window, vertical radiator, television aerial point.



**BATHROOM** white suite comprising enclosed panel bath with shower unit over, vanity wash hand basin, low level w.c. with enclosed cistern, partly tiled walls, tiled floor with underfloor heating, heated towel rail.

## OUTSIDE

**PARKING** there is allocated parking for one car and additional visitor spaces.

**TENURE:** Leasehold.

**LEASE:** 999 years from 2015.

**SERVICE CHARGE :** £1384 pa

**BOU EPC BAND: C**

**COUNCIL TAX BAND: D**

**VIEWING** Please contact our Bourne End office [bourneend@andrewmilsom.co.uk](mailto: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 a quarter of a mile turning right into Furlong Road where Riverside House will 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.

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  
82.1 sq m / 884 sq ft

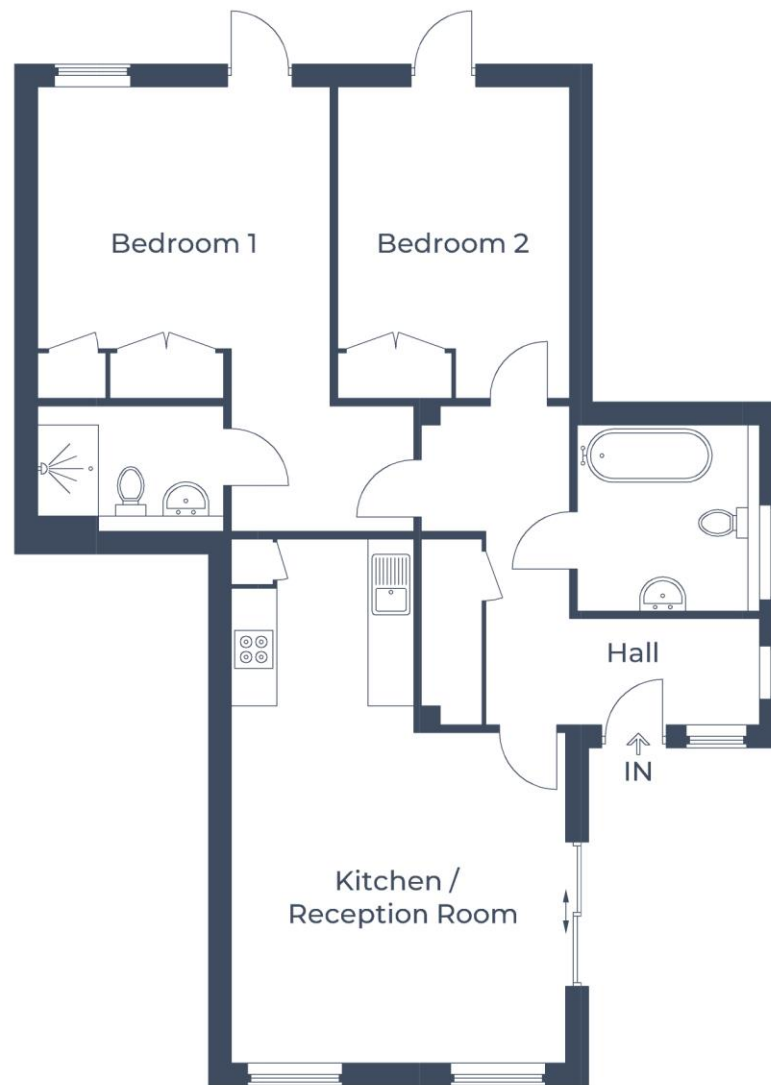


Illustration for identification purposes only,  
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