



16 TECHNOLOGY HOUSE, BOURNE END
PRICE: £380,000 LEASEHOLD



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

PRICE: £380,000 LEASEHOLD

Tastefully converted in 2017, this spacious and stylishly designed two bedroom first floor apartment is conveniently located within level walking distance of Bourne End village centre and railway station.

**PRIVATE ENTRANCE:
SPACIOUS RECEPTION HALL:
OPEN PLAN KITCHEN & LIVING AREA:
TWO DOUBLE BEDROOMS – ONE WITH
ENSUITE SHOWER ROOM: BATHROOM:
ELECTRIC HEATING: DOUBLE GLAZING:
RESIDENTS PERMIT PARKING.
125 YEAR LEASE FROM NEW IN 2017.
NO ONWARD CHAIN.**

TO BE SOLD: this two bedroom first floor apartment benefits from spacious contemporary style open plan accommodation with high ceilings and is worthy of an internal inspection. Technology House is located within level walking distance 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:

Private staircase to First Floor and door to

ENTRANCE HALL with washed oak flooring, electric radiator, entry phone panel.

OPEN PLAN KITCHEN & LIVING ROOM



Kitchen fitted with a range of base and wall units, stonework surfaces, Bosch induction hob with electric Bosch oven under and extractor hood over, integrated Indesit fridge freezer, single drainer stainless steel sink unit, integrated Indesit slimline dishwasher, integrated Indesit washing machine, cupboard housing electric hot water cylinder, washed oak flooring.



Living Area benefitting from double glazed doors with made to measure blinds and a Juliet Balcony, oak washed flooring, two electric radiators, television aerial point, inset spotlighting.



BEDROOM ONE double glazed doors and Juliet balcony to side, electric radiator, television aerial point.



ENSUITE SHOWER ROOM a fully tiled suite comprising double shower cubicle, floating basin with vanity under, low level wc with concealed cistern, large wall mirror, heated towel rail, extractor fan and inset spotlights,



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



BATHROOM fully tiled suite comprising panel path with mixer tap and wall mounted shower unit, suspended wash hand basin with mixer tap, suspended w.c. with concealed cistern, heated towel rail, wall mounted mirror, extractor fan and inset spotlights, window.

OUTSIDE

TO THE REAR of the property offers a tree and shrub lined surround.

TO THE FRONT the property is accessed via a private set of stairs. There is an area of parking for residents.

TENURE: Leasehold

LEASE: 125 years from new in 2017.

GROUND RENT: £250.00 per annum.

SERVICE CHARGE: £1829.02 per annum

Ref: BOU162 **EPC BAND:** E

COUNCIL TAX BAND: C

VIEWING: Please arrange a visit by contacting us on **01628 522 666** or **bourneend@andrewmilsom.co.uk**

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.

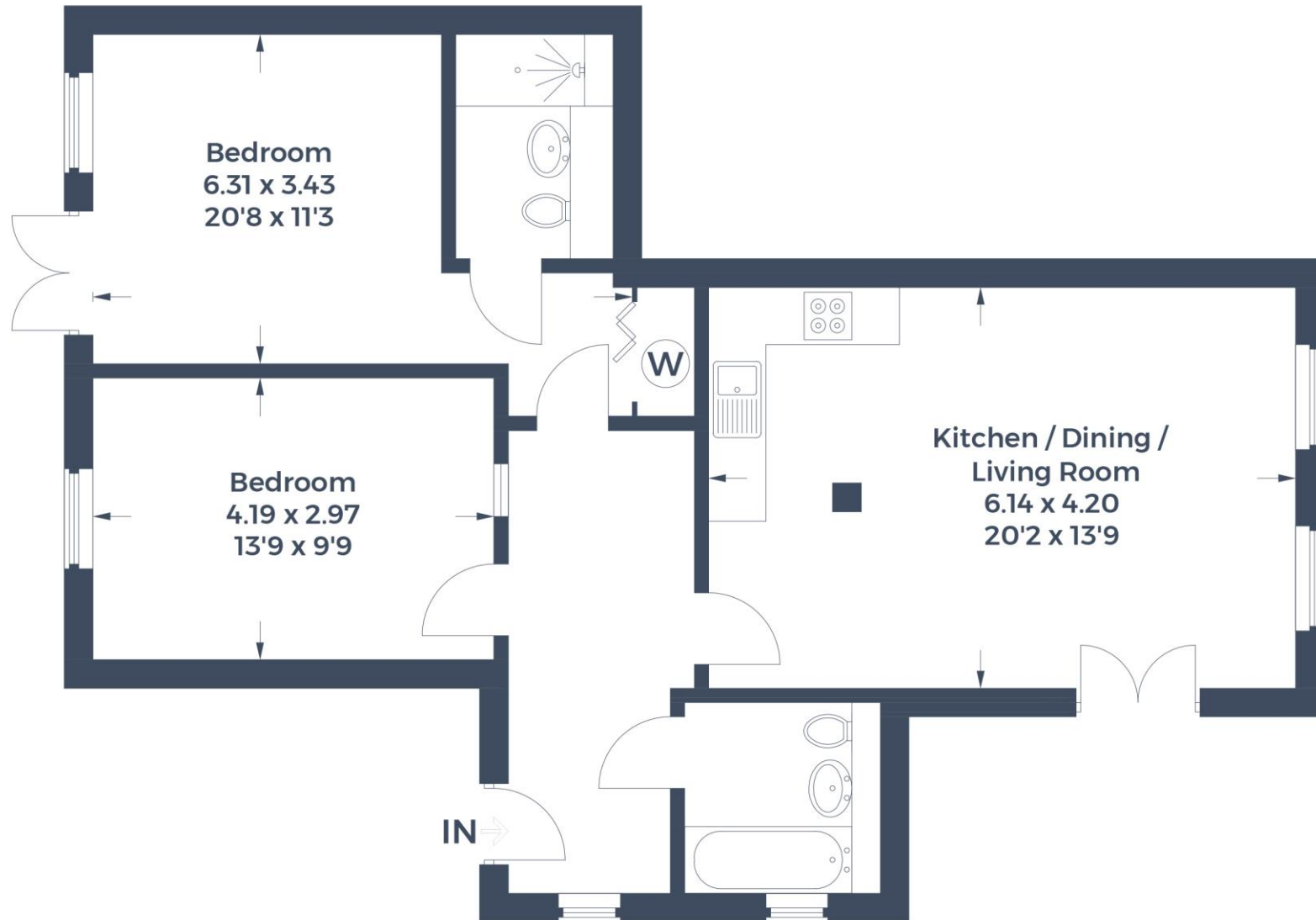
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. 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
75.0 sq m / 807 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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