



**2 ANDREWS REACH, BOURNE END**  
**PRICE: £650,000 LEASEHOLD**

**am** ANDREW  
MILSON



**2 ANDREWS REACH  
BOURNE END  
BUCKS SL8 5GA**

**PRICE: £650,000 LEASEHOLD**

Forming part of this prestigious riverside gated development, a well appointed three bedroom ground floor maisonette with uninterrupted River views.

**LANDSCAPED COMMUNAL RIVERSIDE GARDENS WITH MOORINGS AVAILABLE:  
PRIVATE ENTRANCE: MAIN BEDROOM WITH ENSUITE SHOWER ROOM: TWO FURTHER DOUBLE BEDROOMS:  
BATHROOM: LIVING ROOM WITH DOORS LEADING ONTO A PRIVATE PATIO:  
KITCHEN: GARAGE: RESIDENT'S PARKING.  
GAS CENTRAL HEATING:  
NO ONWARD CHAIN.**

**TO BE SOLD:** a rarely available three bedroom ground floor maisonette ideally situated directly in front on the River yet set back on this popular development built by Shanly Homes and enjoying such features as extremely well kept communal gardens which lead down to a picturesque stretch of the River Thames where there are resident's moorings that are available, subject to separate negotiation. Andrews reach is located within easy access of 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:

Part glazed front door to **ENTRANCE HALL** with radiator, airing cupboard.



**LIVING ROOM** with double glazed doors to a private balcony where there are views towards the River Thames and open countryside beyond, television aerial point, radiators.



**KITCHEN** fitted with a range of cream gloss floor and wall units with plenty of work surfaces over, ceramic sink with double glazed windows over benefitting from views to the River, stainless steel gas hob, double oven, space and plumbing for washing machine, integrated fridge

freezer and dishwasher, new concealed central heating boiler, radiator, space for breakfast table.



**BEDROOM ONE** Double glazed windows overlooking the river with radiator under, plenty of built in cupboards and vanity unit, door to,



**ENSUITE SHOWER ROOM** white suite comprising a double sized tile and glazed shower cubicle, pedestal wash hand basin, low level w.c., radiator, tiled floor, double glazed frosted window.



**BEDROOM TWO** a front facing room with double glazed window, built in wardrobes, radiator.



**BEDROOM THREE** currently being used as a dining room with double glazed window to the front and radiator under.



**BATHROOM** white suite comprising tile enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c., double glazed frosted window, radiator, tiled floor.

## OUTSIDE



There are extremely well kept predominantly lawned **COMMUNAL GARDENS** which lead to a picturesque stretch of the River Thames with superb views beyond over National Trust land and open countryside.

There are **RESIDENT'S MOORINGS** available, subject to separate negotiation.

**GARAGE** in nearby block with up and over door and **RESIDENT'S PARKING**.

**TENURE:** Leasehold.

**LEASE:** 125 years from 1997.

**SERVICE CHARGE:** £1500 per half year

**GROUND RENT:** £600 per annum

**Ref:** TMD

**EPC BAND:** C

**COUNCIL TAX BAND:** G

**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.

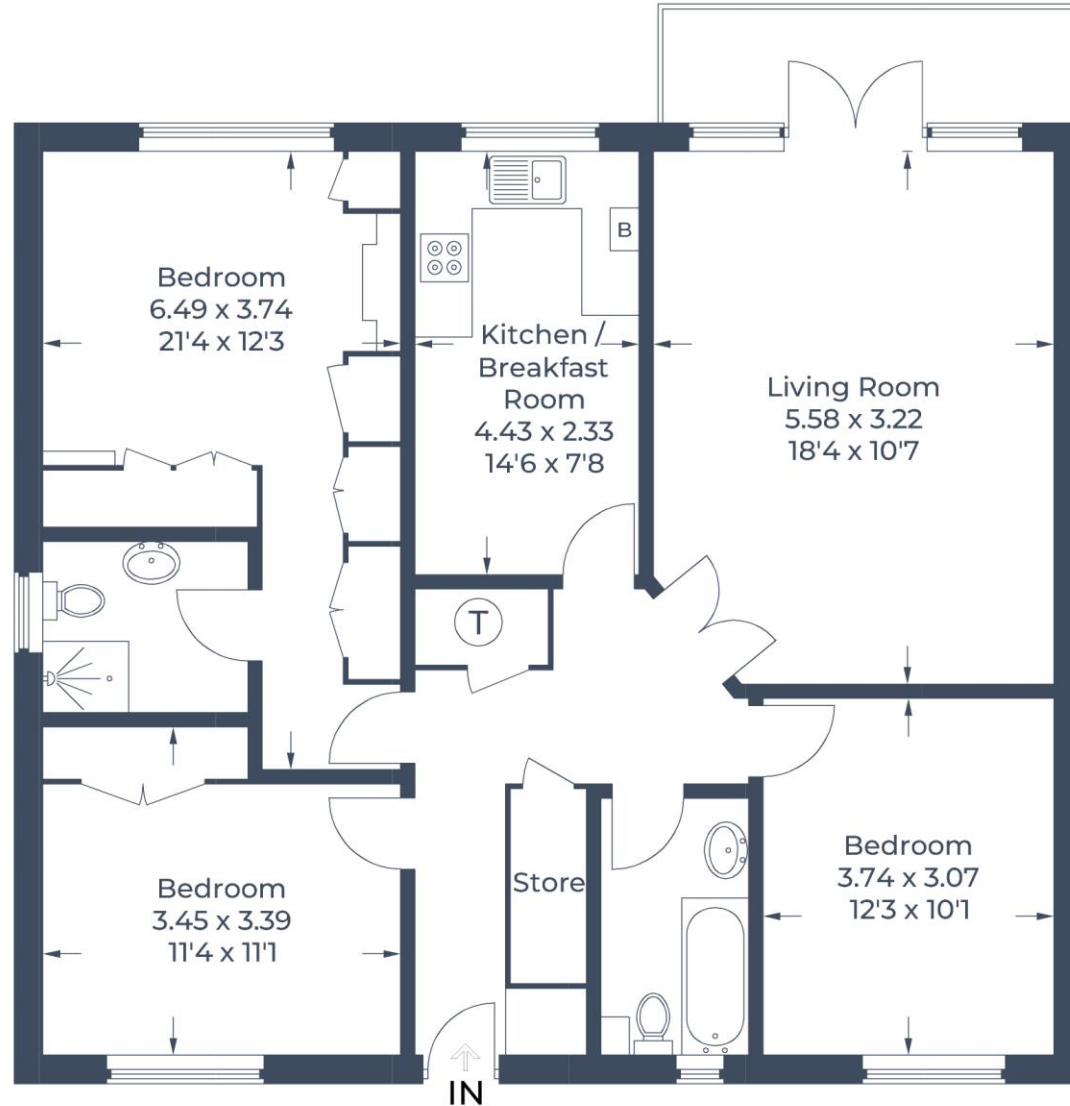
**DIRECTIONS:** from our Bourne End office in The Parade turn right and at the mini roundabout turn right into Station Road. This road continues into Hedsor Road and after approximately a quarter of a mile, Andrews Reach can be found on the right hand side.

**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 = 101.0 sq m / 1,087 sq ft



## Ground Floor

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

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