



14 TECHNOLOGY HOUSE, BOURNE END
PRICE: £269,950 LEASEHOLD

am ANDREW
MILSON

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

PRICE: £269,950 LEASEHOLD

Forming part of this cleverly designed conversion, a well-appointed second floor one bedroom apartment providing well-kept contemporary style living accommodation and within easy access of Bourne End village centre, railway station and a picturesque stretch of the River Thames.

**SECURITY PHONE ENTRY SYSTEM:
DOUBLE BEDROOM WITH FITTED
WARDROBES: BATHROOM:
OPEN PLAN LIVING ROOM & KITCHEN:
UTILITY CUPBOARD: DOUBLE GLAZING:
ELECTRIC HEATING:
ALLOCATED PARKING FOR ONE CAR.
NO ONWARD CHAIN.**

TO BE SOLD: a stylish second floor one bedroom apartment providing an ideal first purchase or buy to let investment providing contemporary style living accommodation worthy of an internal inspection. Bourne End village centre which is within a few minutes walk away 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:

Secure **COMMUNAL ENTRANCE** leading to

COMMUNAL ENTRANCE HALL stairs to First and Second Floors and front door to

ENTRANCE HALL laminated wood flooring, electric radiator, Utility Cupboard providing space and plumbing for washing machine, hot water cylinder and useful storage space.

OPEN PLAN LIVING ROOM & KITCHEN



Kitchen Area floor and wall units, ample work surface space, single bowl sink unit, Bosch ceramic hob with extractor fan over and oven below, integrated dishwasher and fridge freezer.



Living Area full width double glazed window, laminated wood flooring, electric radiators and television aerial point.



BEDROOM Velux windows, built in wardrobes, electric radiator.



BATHROOM white suite comprising tile enclosed bath with shower over, vanity wash hand basin, low level w.c., fully tiled walls and floor, heated towel rail, Velux window.

OUTSIDE

PARKING one allocated parking space.

TENURE: Leasehold

SERVICE CHARGE: £1,300 per annum

GROUND RENT: £250.00 per annum

LEASE: 117 years remaining

BOU1740125 **EPC BAND: D**

COUNCIL TAX BAND: C.

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

DIRECTIONS: using the postcode **SL8 5AJ**
Technology House can be found on the left hand side
when entering Furlong Road from Cores End Road.



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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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
57.3 sq m / 617 sq ft



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