

am
ANDREW
MILSOM
FOR SALE
01628 522666

**BLIND LANE, BOURNE END
PRICE: £250,000 LEASEHOLD**

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MILSOM

**19 SELBOURNE HOUSE
BLIND LANE
BOURNE END
BUCKS SL8 5JS**

PRICE: £259,000 LEASEHOLD

A superbly renovated and spacious two bedroom first floor flat situated in the heart of Bourne End village.

**WELL KEPT COMMUNAL GROUNDS
TWO DOUBLE BEDROOMS WITH WARDROBE
CUPBOARDS: NEW BATHROOM: HALL
LARGE LIVING/DINING ROOM
BRAND NEW KITCHEN
DOUBLE GLAZING: NEWLY INSTALLED GAS
CENTRAL HEATING TO RADIATORS
ATTRACTIVE DÉCOR & FLOOR COVERINGS
REWIRED & REPLUMBED
GARAGE: NO ONWARD CHAIN**

TO BE SOLD Completely modernised to a high standard this two bedroom first floor flat offers such features as two double bedrooms with wardrobes, brand new kitchen with appliances, brand new fully tiled bathroom with over bath shower, large airy living/dining room, useful lock up storage and a garage in separate block. The property is offered for sale with the benefit of having no onward chain and is situated within close proximity of Bourne End village centre which offers a range of amenities for day to day needs and good schooling. For the commuter access to London can be gained via the nearby M4 and M40 motorways or by rail from Bourne End branch line station to London Paddington via Maidenhead mainline station.

The accommodation comprises:

COMMUNAL STAIRS & FIRST FLOOR HALLWAY
to Front door :

ENTRANCE HALL With storage/cloaks cupboard, access to all rooms.



LIVING/DINING ROOM a lovely bright reception room with two front windows.



NEW KITCHEN 11'6 x 7'5 (3.57 x 2.25m) Fitted with a range of white base and eye units with ample wood effect work surfaces, appliances including washer/dryer, dishwasher, fridge/freezer, electric oven, gas hob & extractor. Wall mounted gas central heating boiler, stainless steel sink and window.



BEDROOM ONE with window to front, built in wardrobes cupboards.



BEDROOM TWO built in wardrobe cupboards, window to rear.



NEW BATHROOM fitted with white suite offering panel bath with mixer taps and over head shower unit with screen, wash hand basin, low level wc, fully tiled walls and mirror fronted storage cabinet.

OUTSIDE

There are well maintained communal grounds with a **PRIVATE PARKING** area for residents and a **SINGLE GARAGE** in a nearby block.

TENURE Leasehold.

LEASE We understand there are approximately 84 years remaining on the lease.

SERVICE CHARGE 67 per month. £803.19 per annum (March 2025)

GROUND RENT £10.00 per year.

EPC Rating B

Council Tax Band C

REF BOU 205

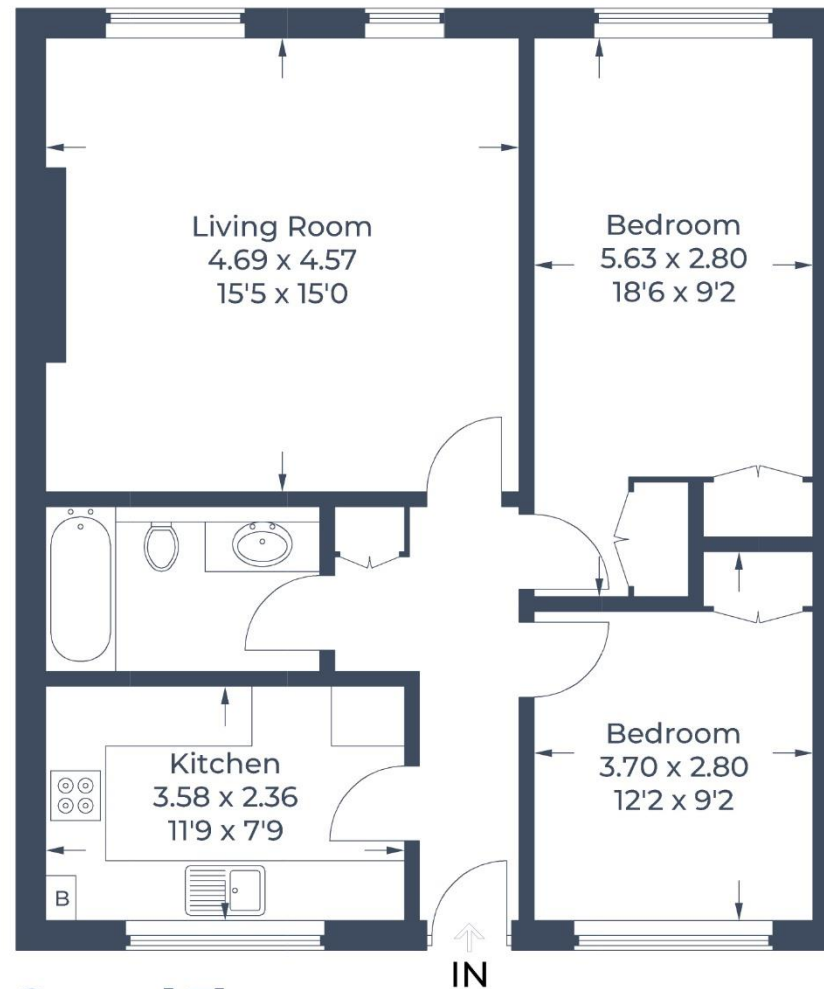
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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.

DIRECTIONS From our Bourne End office in The Parade turn left and head through the village taking a right turn onto Blind Lane then taking your next right onto Loddon Road and then immediately right following the road taking your next right into Spring Gardens which leads Selbourne House. Number 19 is on the first floor.

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.

Approximate Gross Internal Area = 68.3 sq m / 735 sq ft



Ground Floor

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

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