



**Connells**

Riverside House Furlong Road  
Bourne End



### Property Description

Spacious ground floor, one bedroom, apartment available with no onward chain. Located in the village of Bourne End just minutes walk from the village centre and from the River Thames.

The communal entrance is large and welcoming with stairs rising to higher levels and doors to the ground floor apartments. This apartment is light and airy and comprises of a entrance hall, spacious reception room with open plan kitchen with integrated appliances. The double bedroom has fitted wardrobes and there is a modern bathroom with shower over bath, WC, wash hand basin and heated towel rail.

Further benefits include security entry phone system, laminate wood flooring, vertical electric radiators and allocated parking. Leasehold with 999 from 2015 and a peppercorn ground rent.

### Entrance Hall

29' 7" max x 3' 7" max (9.02m max x 1.09m max)

### Reception / Kitchen

24' 6" max x 16' 4" max (7.47m max x 4.98m max)

### Bedroom

9' 9" max x 16' 2" max (2.97m max x 4.93m max)

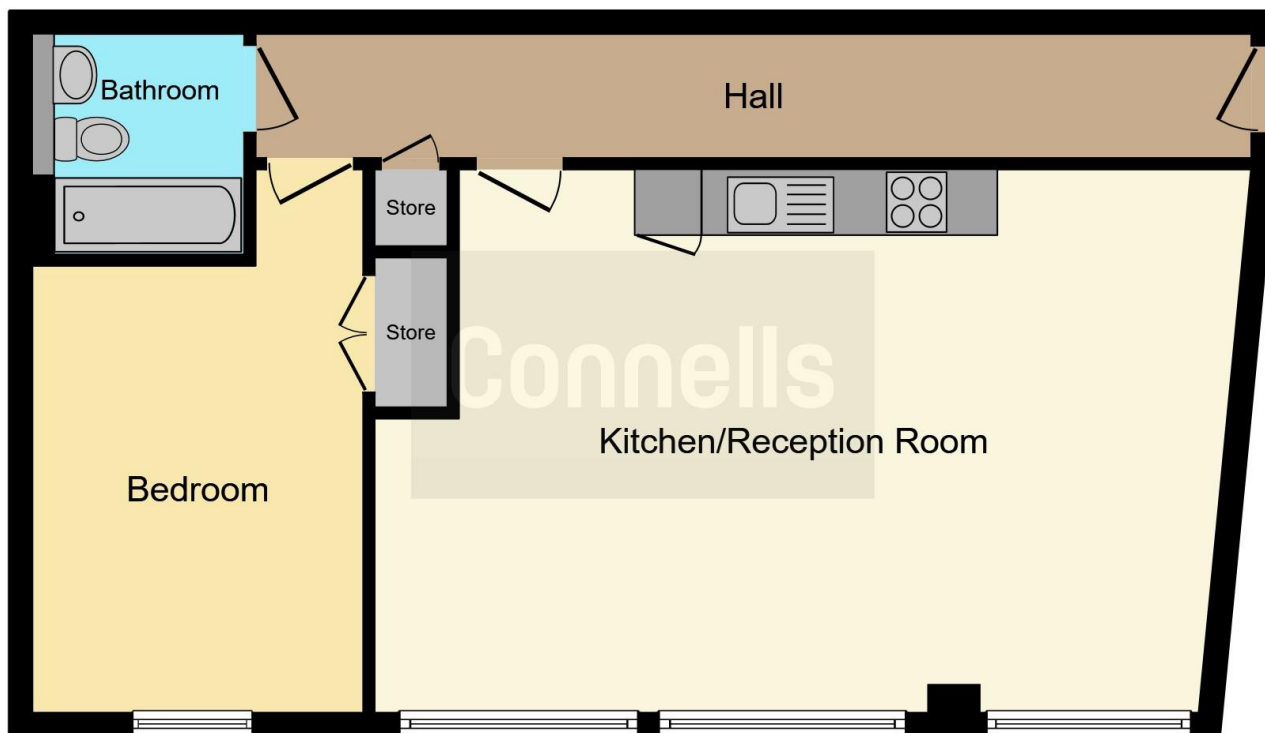
### Bathroom

6' 3" max x 6' 8" max (1.91m max x 2.03m max)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WYC312397](http://connells.co.uk/Property/WYC312397)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 03 Dec 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. 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 agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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