



Connells

Riverside House Furlong Road
Bourne End



Property Description

Spacious ground floor, two-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 apartment has its own private entrance which leading into the entrance hall, with storage cupboard. There is a spacious reception with two windows and sliding doors leading out to the communal grounds; the reception is open plan to the modern kitchen with wall and base units and integrated appliances. The principal bedroom has fitted wardrobe and a door leading out to the grounds, it also benefits from an ensuite 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.

Agents Note:

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

Entrance Hall

Spotlights, storage cupboard.

Living Room

13' 8" max x 13' 8" max (4.17m max x 4.17m max)

Open plan to kitchen, spotlights. Door to allocated parking.

Kitchen

7' 3" max x 7' 7" max (2.21m max x 2.31m max)

Integrated appliances. Storage cabinets. Double sink. Spotlights.

Bedroom One

12' 1" max x 18' 6" max (3.68m max x 5.64m max)

Double bedroom fitted wardrobe.

Ensuite

Walk in shower, wash hand basin, WC.

Bedroom Two

9' 5" max x 14' 4" max (2.87m max x 4.37m max)

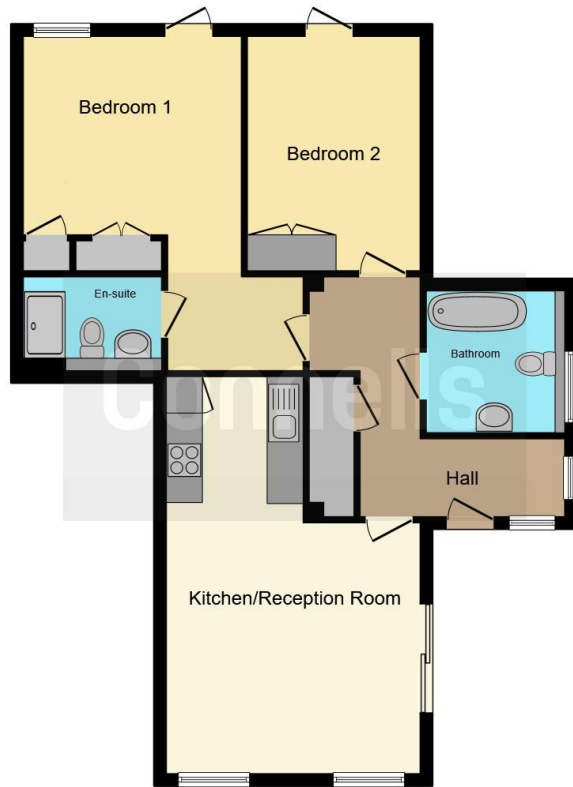
Fitted wardrobe.

Bathroom

Bath with shower over, WC, Wash hand basin.







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

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EPC Rating: C

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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