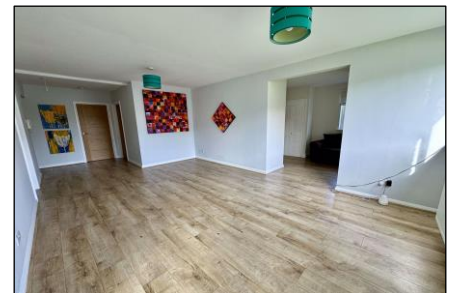


CRENDON HOUSE

Est. 1971

Bourne End - Ground Floor Apartment £325,000 Leasehold

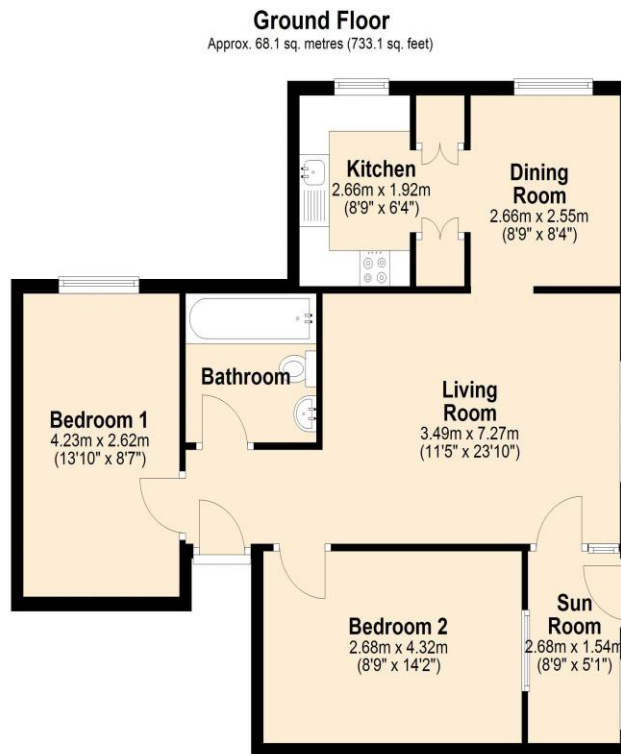


A well presented ground floor apartment situated in a popular cul-de-sac location within a short & level walk of the village centre & train station, offered to the market with NO upper chain. Enjoying a share of the freehold and therefore a long lease and NO ground rent, this is a light, airy & very spacious property and has recently been redecorated throughout. Offering a large open-plan living/dining room, a further separate reception room off the kitchen and an enclosed sun-room which could double perfectly as a home office. 2 double bedrooms and a bathroom complete the impressive roster of accommodation. Further features & benefits include parking, gas central heating & double glazing. Please call to arrange an accompanied viewing appointment, you won't be disappointed. Accommodation comprises - Living Room Dining Room/Reception Room 2 Kitchen Sun Room/Home Office 2 Double Bedrooms Bathroom Parking Residents Garden EPC Rating - D Council Tax Band - C

Ground Floor Apartment
Walking Distance to Village
Centre

NO Chain
Share of Freehold
2 Double Bedrooms

3 The Willows, Willows Road, Bourne End, Bucks, SL8 5HE



Total area: approx. 68.1 sq. metres (733.1 sq. feet)

Accommodation Comprises:

Living Room:

Double glazed window to side aspect, radiator, television point

Dining Room:

Double glazed window to rear aspect, radiator

Kitchen:

A range of base and eye level shaker style units, granite effect roll top work surfaces. One and a half bowl sink with drainer and mixer tap. Integrated electric hob and oven with extractor over. Space & plumbing for washing machine and dishwasher. Cupboards with space for fridge/freezer, double glazed window to rear aspect.

Bedroom 1:

Double glazed window to rear aspect, radiator

Bedroom 2:

Single glazed window into sun room, radiator

Bathroom:

Enclosed panel bath with mixer tap and shower attachment, low level W/C, wash hand basin and double glazed frosted window to rear aspect

Sun Room:

Double glazed door leading to communal gardens, double glazed frosted window to side aspect, radiator

Parking:

The property comes with it's own parking space and several further spaces for visitors.

Leashold Information:

Lease Term Remaining: 950

Ground Rent: 0

Service Charge: 2400

Council Tax Band: C

EPC Rating: D

Please Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.

TO VIEW THIS PROPERTY PLEASE CONTACT CRENDON HOUSE ESTATE AGENTS ON 01628 527766