



HUNT & NASH

Est. 1938

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4 St Marks House, Station Road, Bourne End Buckinghamshire SL8 5QF

DUPLEX APARTMENT: GROUND & LOWER GROUND FLOOR
ONE DOUBLE BEDROOM: FITTED WARDROBES
OPEN PLAN LIVING SPACE: MODERN FITTED KITCHEN
SHOWER ROOM: ALLOCATED PARKING: NO ONWARD CHAIN
COUNCIL TAX BAND C: EPC RATING D

REMAINDER OF 150 YEAR LEASE: GROUND RENT £250 PA: SERVICE CHARGE £900 PA



Forming part of this popular conversion is this stunning one double bedroom split level apartment with spacious, well planned accommodation arranged over the ground and lower ground floor of this former commercial building.

The stylish accommodation comprises of a cleverly designed open plan living area with a range of modern kitchen units along one wall with integrated appliances and under unit lighting. There is plenty of space for entertaining within the living area and dining area.

The double bedroom has a range of full height fitted wardrobes long one wall.

Stairs from the hall lead down to the lower ground floor where there is a very useful study area and a modern shower room comprising a walk in shower, low level WC and a wash hand basin. There is also a separate laundry room.

Conveniently located within a short walk of Bourne End Railway Station and one allocated parking space is conveyed with the apartment.

Bourne End is a popular Buckinghamshire village with excellent communication links via road and rail to Central London. The County is renowned for its choice and standard of state and private secondary schooling there are various sporting facilities and opportunities locally including golf at both Flackwell Heath and Beaconsfield, and Sailing at Upper Thames Sailing Club and Cookham Reach.

HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

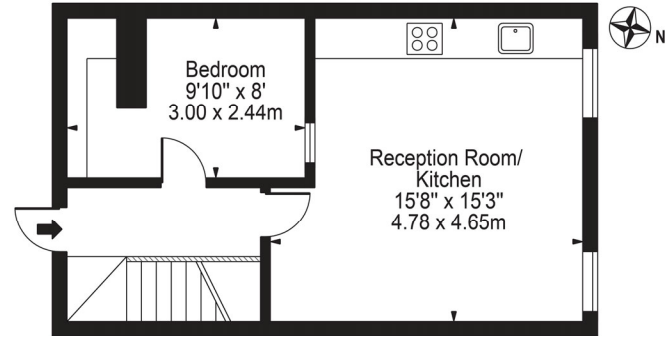
GUIDE PRICE . . . £260,000 . . . LEASEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

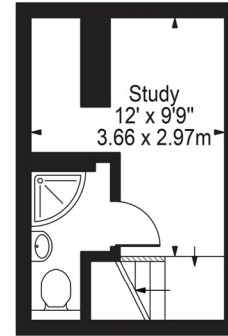
Viewing By Appointment
Tel: 01628 522568
Email: bourneend@huntandnash.co.uk



Station Road, SL8 Approx. Gross Internal Area 546 Sq Ft - 50.73 Sq M



Ground Floor
(397 Sq Ft - 36.88 Sq M)



Lower Ground Floor
(149 Sq Ft - 13.84 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.





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TDS
Tenancy Deposit Scheme
member

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