



2 RIVERHOLME, BOURNE END
PRICE: £700,000 LEASEHOLD

am ANDREW
MILSOM

**2 RIVERHOLME
WHARF LANE
BOURNE END
BUCKS SL8 5RP**

PRICE: £700,000 LEASEHOLD

A rarely available two bedroom duplex riverside apartment forming part of this exclusive small development built by Shanly Homes in 2003.

MAIN BEDROOM WITH EN SUITE SHOWER ROOM

FURTHER DOUBLE BEDROOM: BATHROOM

ENTRANCE HALL: CLOAKROOM

LIVING ROOM WITH BALCONY & RIVER VIEWS

KITCHEN/BREAKFAST ROOM

DOUBLE GLAZED WINDOWS THROUGHOUT

GAS CENTRAL HEATING TO RADIATORS

GARAGE BELOW

ALLOCATED PARKING FOR TWO CARS

STUNNING VIEWS OVER THE RIVER THAMES

NO ONWARD CHAIN

TO BE SOLD Built by Shanly Homes in 2003 as the middle of three exclusive duplex apartments above garages (and Marina boat storage) in Bourne End Marina, a spacious two bedroom, two bathroom home with living room opening to balcony providing a genuine 'wow' factor given the enviable setting and riverside views. Additional features include a good sized master bedroom with en suite shower room (lovely views), a further double bedroom with 'jack & jill' access to the main bathroom and kitchen/breakfast room.

The property is within a short walk of Bourne End village centre which has a comprehensive range of shopping facilities for day to day needs. For the commuter there is a branch line rail

station linking via Maidenhead to London Paddington and the nearby Marlow bypass enables swift motor access to the M4 and M40 motorways at Maidenhead Thicket and Handy Cross respectively.

The accommodation comprises:

Shared wooden veranda & front door to

ENTRANCE HALL with staircase rising to first floor, laminate floor.

CLOAKROOM comprising low level wc, pedestal wash hand basin.

KITCHEN/BREAKFAST ROOM Fitted with a range of white gloss units, laminate work surfaces incorporating gas hob with extractor canopy over and double electric oven below, sink unit with mixer tap, space & plumbing for washing machine & dishwasher fridge/freezer, tiled floor, aspect to front.



LIVING ROOM with delightful river views, French doors to balcony, laminate floor, low storage cupboard.



BALCONY with lovely views over Marina and River Thames



FIRST FLOOR

LANDING with airing cupboard housing hot water tank. Access to loft space.

MAIN BEDROOM with views across the River Thames, built in wardrobe cupboards, door to ensuite shower room.



EN SUITE SHOWER ROOM with white suite comprising tiled and glazed double shower cubicle with controls, pedestal wash hand basin, low level wc, vinyl floor.



BEDROOM TWO with aspect to front, built in wardrobe.



BATHROOM with white suite comprising enclosed panelled bath with shower over & screen, pedestal wash hand basin, low level wc, tiled walls, vinyl floor.



OUTSIDE

PARKING there are two allocated spaces for number 2 in front of the garage.

GARAGE with up and over door.

TENURE remainder of a 99 year term granted in 2003

MAINTENANCE CHARGE £TBA per annum

GROUND RENT £400 per annum

OUR REF BOU307

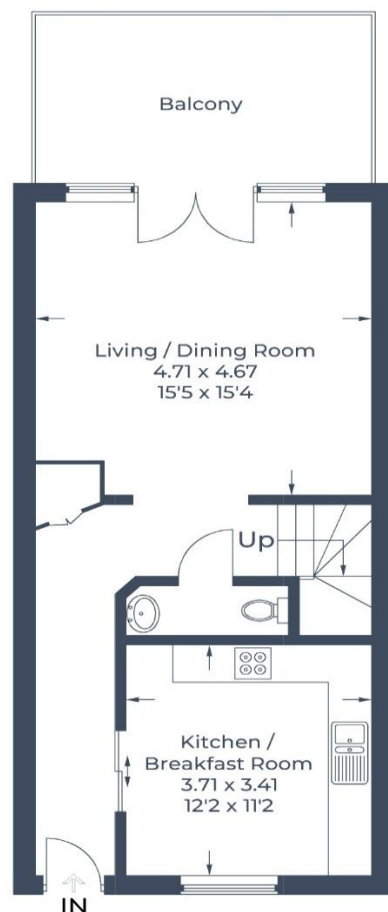
EPC RATING C **COUNCIL TAX BAND** F

VIEWING To avoid disappointment, please arrange to view with our office on 01628 522666. We shall be pleased to accompany you upon your inspection.

DIRECTIONS From our Bourne End office in The Parade turn right into Wharf Lane. Continue to the end of this road and proceed across the level crossing into Bourne End Marina where Riverholme will be found immediately on the left hand side.

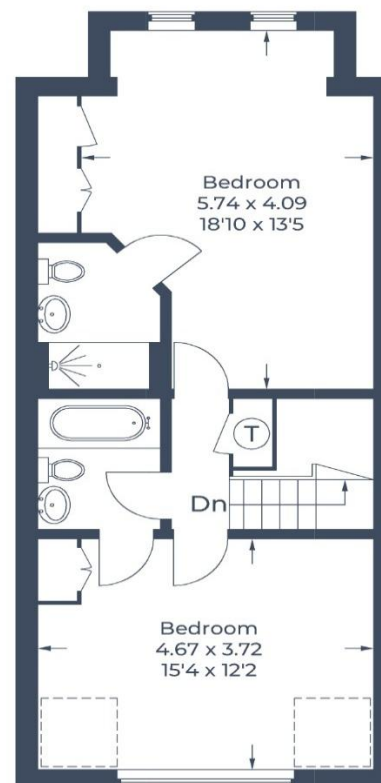


Approximate Gross Internal Area
 First Floor = 50.6 sq m / 545 sq ft
 Second Floor = 53.5 sq m / 576 sq ft
 Garage = 13.4 sq m / 144 sq ft
 Total = 117.5 sq m / 1,265 sq ft

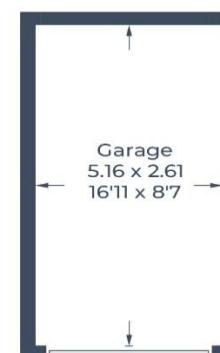


First Floor

= Reduced headroom below 1.5m / 5'0



Second Floor



(Not Shown In Actual
Location / Orientation)

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

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