



**20 BRAMLEY GARDENS, BOURNE END**  
**PRICE: £289,500 LEASEHOLD**

**am** ANDREW MILSOM

**20 BRAMLEY GARDENS  
BOURNE END  
BUCKS SL8 5FF**

**PRICE: £289,500 LEASEHOLD**

With delightful private garden and car port - a well appointed one bedroom maisonette situated in this convenient cul de sac setting within close proximity of Bourne End village centre, railway station and a picturesue stretch of the River Thames.

**LOW MAINTENANCE STYLE GARDEN  
DOUBLE BEDROOM WITH WARDROBE  
CUPBOARDS: BATHROOM: LOVELY OPEN  
PLAN KITCHEN/BREAKFAST & LIVING  
ROOM ACCESSING GARDEN  
GAS CENTRAL HEATING TO RADIATORS  
CAR PORT PARKING**

**TO BE SOLD:** a rare opportunity to purchase this delightful one bedroom ground floor maisonette which is conveniently located within a small development built by Shanly Homes in 2015 just a short stroll from Bourne End village centre which has a comprehensive range of shopping facilities for day to day needs, doctors surgery and post office, schooling in the area is highly regarded. There is a branch line railway station linking, via Maidenhead, to London Paddington which links to the Elizabeth Line. The nearby Marlow Bypass enables swift motor access to the M4 and M40 motorways at Maidenhead Thicket and High Wycombe respectively.

The accommodation comprises:

Part glazed front door to

**ENTRANCE HALL** laminated wood flooring, door to bathroom and to



**KITCHEN/BREAKFAST/LIVING ROOM** a delightful open plan room with kitchen/breakfast area open to living room with wood effect flooring and double doors to the garden.

The **Kitchen** is well appointed with light units and contrasting worktops with sink unit, gas hob with extractor above and electric oven below, integrated fridge/freezer and dishwasher, skirting lighting and concealed gas fired boiler. There is a utility cupboard with space and plumbing for washing machine, space for table.

**BEDROOM ONE** a good sized double bedroom with aspect to rear, built in wardrobe cupboards.



**BATHROOM** with modern white suite comprising tile enclosed bath with shower over and screen, suspended wash hand basin with mirror above, low level wc, mostly tiled walls, tiled floor, heated towel rail.

## OUTSIDE



**TO THE REAR** of the property is a delightful level and fence enclosed garden with access from the living area to a paved patio. The garden is laid to astroturf for ease of maintenance and

there is a pathway and gated access to the side leading through to the **CAR PORT** at the front.

**TO THE FRONT** is a small area of garden and driveway parking.

**Tenure** : Leasehold 125 year term from 09/2015

**Service charge** £957 per annum

**Ground Rent** is £400 per annum

**Ref: BOU 185**      **EPC BAND: C**

**COUNCIL TAX BAND: B**

**VIEWING:** To avoid disappointment, please arrange to view with our **Bourne End 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 and at the mini roundabout turn right into Station Road where Bramley Gardens can be found after a short distance on the left hand side. Number 20 will be found at the bottom left hand corner of the cul de sac as the last property.

### **MONEY LAUNDERING REGULATIONS:**

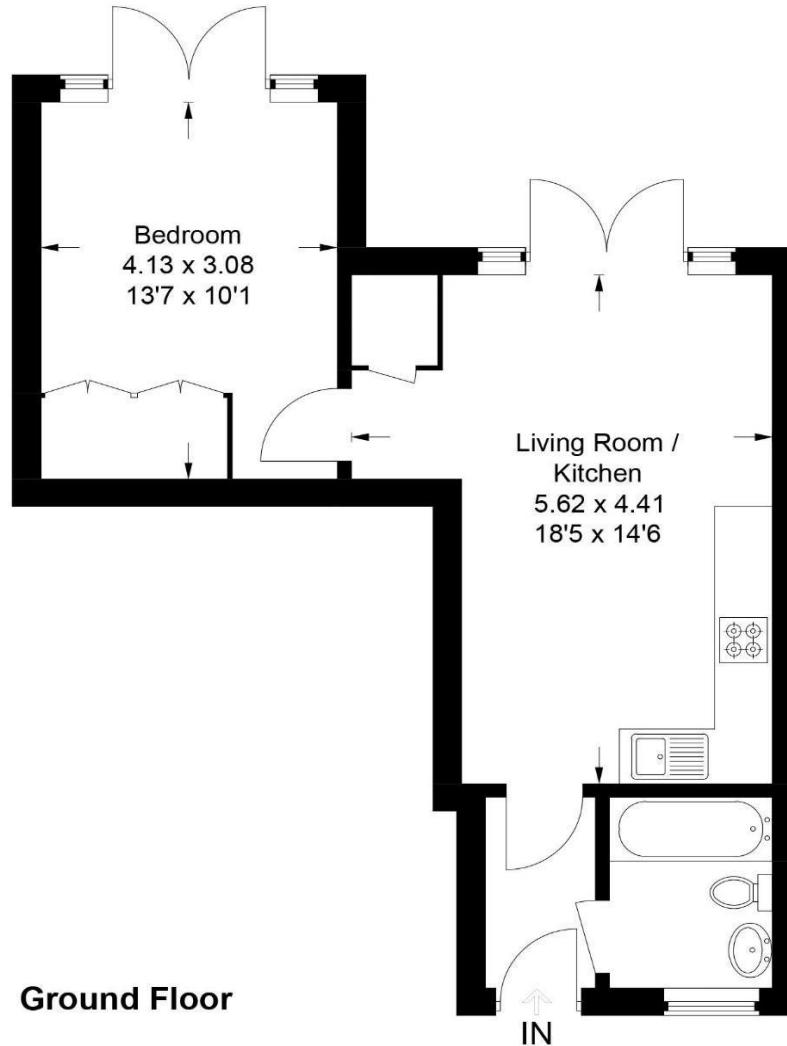
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract.



Approximate Gross Internal Area  
41.4 sq m / 446 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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