



HUNT & NASH

Est. 1938

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39 Frank Lunnon Close, Bourne End Buckinghamshire SL8 5UP

**GROUND FLOOR FLAT: POPULAR DEVELOPMENT: ONE DOUBLE BEDROOM
SITTING ROOM: MODERN KITCHEN: BATHROOM: PRIVATE ENTRANCE
COMMUNAL GARDENS: ALLOCATED PARKING: NO ONWARD CHAIN
EPC RATING D: COUNCIL TAX BAND C
GOOD FIRST TIME PURCHASE OR RENTAL INVESTMENT**



This very well presented one double bedroom ground floor flat located in the heart of this ever so popular development close to the village centre and train station.

This particular property benefits from having it's own private entrance and allocated off road parking.

The accommodation comprises of a double bedroom, a modern bathroom fitted with a white suite, a modern kitchen with the usual appliances and a good size sitting room. There is a reasonable amount of storage for a one bedroom flat and we feel this is an ideal first time purchase or potential rental investment.

There are well maintained communal grounds and the property is within a level walk of the village centre and train station.

Bourne End is a sought after Thameside village with thriving shops, restaurants and pubs, excellent schools and a rail station linking via Maidenhead to London Paddington. The village is also conveniently placed for both the M40 (J4) and the M4 (J8/9). Heathrow Airport is approximately 18 miles distant. There are various sporting facilities and opportunities locally including golf at Stoke Park, Sailing at Upper Thames Sailing Club and Cookham Reach plus Racing at Ascot and Windsor.

Unexpired Lease until 2135. Ground Rent and Service Charges TBC per month

HMRC Anti Money Laundering

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

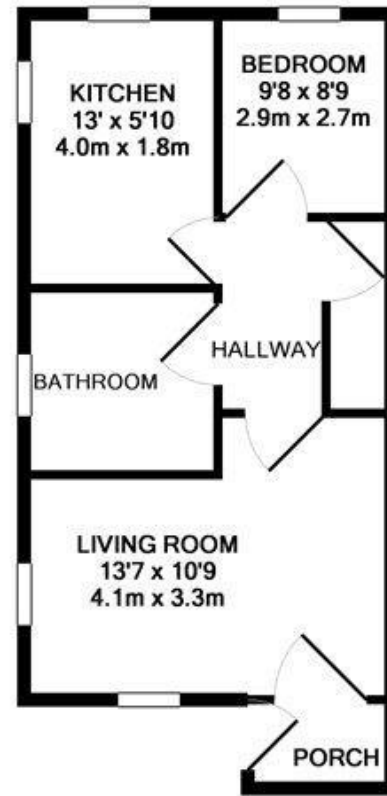
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GUIDE PRICE . . . £245,000 . . . LEASEHOLD

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

Tel: 01628 522568

Viewing By Appointment
Email: bourneend@huntandnash.co.uk



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings

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