



6 RIVERSIDE HOUSE, BOURNE END
PRICE: £325,000 LEASEHOLD



**6 RIVERSIDE HOUSE
FURLONG ROAD
BOURNE END
BUCKS SL8 5BB**

PRICE: £325,000 LEASEHOLD

An attractive two bedroom ground floor apartment offering stylish and contemporary living accommodation conveniently situated within close proximity of Bourne End village centre and railway station.

**SECURE ENTRANCE
COMMUNAL HALLWAY
SPACIOUS ENTRANCE HALL
TWO DOUBLE BEDROOMS
MODERN BATHROOM
OPEN PLAN KITCHEN/LIVING ROOM:
ELECTRIC HEATING
DOUBLE GLAZING
RECENTLY LAID CARPETS
ALLOCATED PARKING.
NO ONWARD CHAIN.**

TO BE SOLD: having been thoughtfully redesigned in 2017, Riverside House is a stylish development of sixteen apartments conveniently located within walking distance of Bourne End village centre and railway station. This particular property provides extremely well appointed light and airy accommodation with such features which includes an impressive open plan kitchen and living room with integrated appliances, two double bedrooms – both with fitted wardrobes, security entry phone system, allocated parking and double glazing throughout. Bourne End village centre 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 accommodation comprises:

COMMUNAL ENTRANCE with security entry phone system and stairs to other floors, panel front door to

ENTRANCE HALL with laminated wood flooring, cupboard housing hot water tank and useful storage.

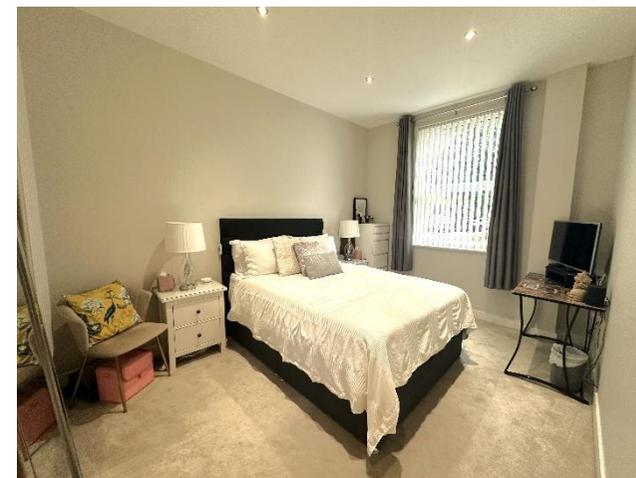
OPEN PLAN KITCHEN/LIVING ROOM



Kitchen Area – with a range of high gloss units with solid timber work surfaces over, Smeg hob with extractor fan over and oven below, integrated fridge freezer, Smeg dishwasher, Hotpoint washing machine, laminated wood flooring, one and quarter bowl stainless steel sink and drainer unit.



Living Area front aspect with double glazed windows, vertical electrical radiators, television aerial point, laminated wood flooring.



BEDROOM ONE front aspect room with double glazed window, built in wardrobe with cupboards over, vertical electrical radiator, television aerial point.



BEDROOM TWO front aspect room with double glazed window, vertical radiator, television aerial point.



BATHROOM white suite comprising enclosed panel bath with shower unit over, vanity wash hand basin, low level w.c. with enclosed cistern, partly tiled walls, tiled floor with underfloor heating, heated towel rail.

OUTSIDE

PARKING there is allocated parking for one car and additional visitor spaces.

TENURE: Leasehold.

LEASE: 999 years from 2017.

LATEST SERVICE CHARGE AMOUNT:
Circa £1,400 in 2025 with a peppercorn ground rent.

BOU128 EPC BAND: C

COUNCIL TAX BAND: D

VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

DIRECTIONS: from our Bourne End office in The Parade turn right and at the mini roundabout turn left into Cores End Road. Continue for approximately a quarter of a mile turning right into Furlong Road where Riverside House will be found, after a short distance, on the left hand side.

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. 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. 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.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

