



STATION ROAD, BOURNE END
PRICE: £625,000 OIEO LEASEHOLD



**2 STOWE APARTMENTS
STATION ROAD
BOURNE END
BUCKS SL8 5QH**

GUIDE PRICE: £625,000 OIEO LEASEHOLD

A fantastic three bedroom, three bathroom modern apartment over two floors with huge 'wow' factor in the kitchen/dining/living room with full height vaulted ceiling, mezzanine and spacious balcony - 1,225 square feet accommodation.

PHONE ENTRY SYSTEM

ENTRANCE HALL WITH STAIRCASE

**KITCHEN/DINING/LIVING ROOM WITH
WIDE BALCONY & FULL HEIGHT CEILING**

MASTER BEDROOM SUITE ON SECOND

FLOOR WITH STUDY AREA ON MEZZANINE

GUEST BEDROOM SUITE

THIRD BEDROOM/OFFICE

ELECTRIC RADIATOR HEATING

DOUBLE GLAZING

RECENTLY LAID CARPETS

GATED PARKING FOR TWO CARS

CENTRAL VILLAGE LOCATION

NO ABOVE CHAIN

TO BE SOLD A modern three bedroom apartment over two floors with three bath/shower rooms (two ensembles), a fantastic kitchen/dining/living room with mezzanine above and high vaulted ceiling, wide balcony, high specification, electric gated access to two secure parking spaces.

Bourne End village centre is within strolling distance with its rail station to Maidenhead to catch the Elizabeth line, and to the River Thames and

comprehensive range of shopping facilities for day to day needs, doctors surgery and post office - schooling in the area is highly regarded. Ideal location for swift motor access to M4, M40/M25.

The accommodation comprises:

SHARED ENTRANCE with security entry phone system and stairs to first floor. Front door to

ENTRANCE HALL with wood effect LVT flooring, turning stairs to first floor, understairs cupboard.

KITCHEN/DINING/LIVING ROOM



Kitchen Area – with a range of high gloss units with quartz work surfaces over with sink unit with mixer tap, induction hob with extractor fan over and double Neff ovens, integrated dishwasher & washing machine, space for fridge/freezer.



Living/Dining Area with full height ceiling, two sets of patio doors to wide south facing **Balcony**, dramatic picture window above facing glass mezzanine for maximum effect, deep storage cupboard housing electric 'boiler'.





BEDROOM ONE front aspect room with sliding doors to **Balcony**, built in wardrobe cupboards, opening to

ENSUITE SHOWER ROOM with shower cubicle, wash hand basin with cupboard below, low level wc, heated towel rail, tiled wall & floor, window.

BEDROOM TWO with door opening to shared balcony, built in wardrobe cupboards.



SHOWER ROOM with shower cubicle & wall mounted shower control, wash hand basin with cupboards below, low level wc, heated towel rail, tiled walls & floor.

FIRST FLOOR landing open to **MEZZANINE** with glass balustrade, seating/study area



BEDROOM THREE/MASTER SUITE an impressive large room with skylight, front side window, opening to **Dressing room**, door to



ENSUITE BATHROOM with suite of panelled bath with mixer tap & shower with screen, wash hand basin, low level wc, heated towel rail, fully tiled walls and floor.

OUTSIDE

COMMUNAL GROUNDS to the front of the apartments and bordering the gated rear car park.

PARKING there is electric gated allocated parking for two cars.

TENURE: Leasehold - circa 118 years unexpired

LATEST SERVICE CHARGE AMOUNT

Circa £1,800 in 2025 with £250 per annum ground rent.

BOU261 **EPC BAND: D**

COUNCIL TAX BAND: E

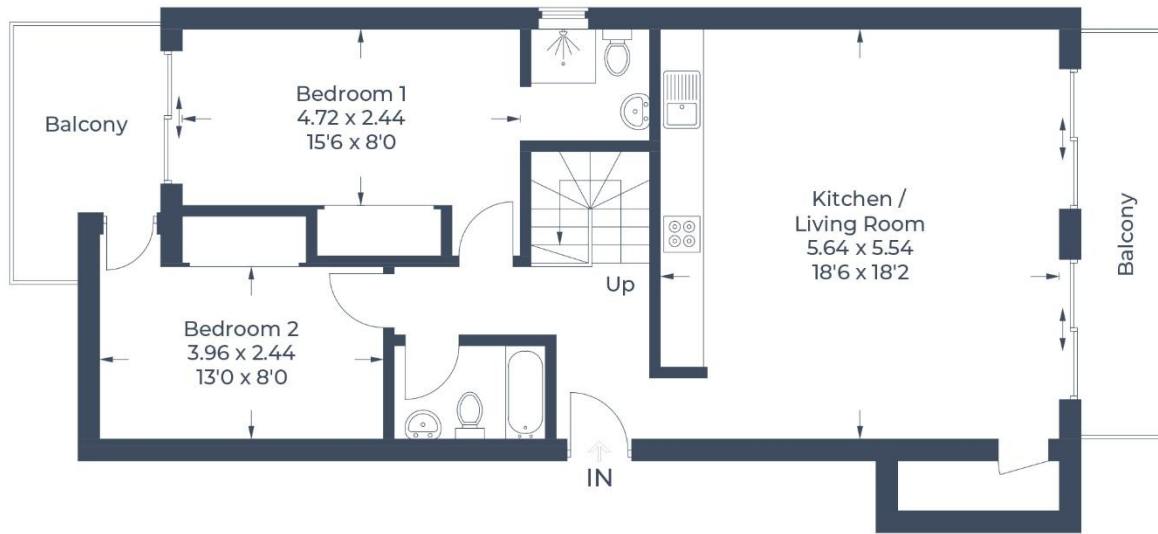
VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

DIRECTIONS: from our Bourne End office in The Parade turn right and at the mini roundabout turn right into Station Road where Stowe apartments will be found after a short distance on the right 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.

Approximate Gross Internal Area
Ground Floor = 76.2 sq m / 820 sq ft
First Floor = 40.4 sq m / 435 sq ft
Total = 116.6 sq m / 1,255 sq ft



Lowest Floor



First Floor