



4 ROWAN HOUSE, BOURNE END
PRICE: £250,000 SHARE OF FREEHOLD

am ANDREW
MILSON

**4 ROWAN HOUSE
BLIND LANE
BOURNE END
BUCKS SL8 5TG**

PRICE: £265,000 SHARE OF FREEHOLD

Situated within the heart of the village, a two bedroom first floor apartment offered for sale with no onward chain.

**COMMUNAL GARDENS: TWO BEDROOMS:
REFITTED SHOWER ROOM:
COMMUNAL ENTRANCE HALL:
ENTRANCE HALL: LIVING ROOM:
KITCHEN: DOUBLE GLAZING:
ELECTRIC HEATING: SINGLE GARAGE:
RESIDENTS PARKING. NO ONWARD CHAIN.**

TO BE SOLD: a two bedroom first floor apartment situated within a short stroll of Bourne End village centre, railway station and a picturesque stretch of the River Thames. 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:

Front door to **COMMUNAL HALLWAY** with stairs to First Floor. Door to

ENTRANCE HALL storage heater.

LIVING ROOM front aspect room with double glazed window, fireplace with inset electric fire, storage heater.



KITCHEN fitted with a matching range of floor and wall units, wood effect work surfaces, one and a half bowl single drainer sink unit, ceramic hob with oven below and extractor fan over, space and plumbing for washing machine, space for upright fridge freezer.



SHOWER ROOM refitted white suite comprising tile and glazed shower, pedestal wash hand basin, low level w.c., tiled floor, heated towel rail, double glazed frosted window



BEDROOM ONE front aspect room with double glazed window, storage heater.



BEDROOM TWO rear aspect room with double glazed window, airing cupboard.



OUTSIDE

PARKING there is residents parking to the rear and a **SINGLE GARAGE** in nearby block.



TENURE: Share of Freehold.

LEASE: 999 years from December 2009.

CURRENT SERVICE CHARGE: £2,261.43 per annum

BOU175

EPC BAND: C
COUNCIL TAX BAND: TBC

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

DIRECTIONS: using the postcode **SL8 5TG** Rowan House can be found on the corner of Blind Lane.

ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in lettings work must comply with AML regulation. As a result, on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

Even if you are not buying or selling through us, **Thameside Associates** can guide you through the mortgage maze. They can help you choose the Mortgage that is best suited to you. Whether it is a purchase, equity release or buy to let. They also offer Independent Investment, Pension and Insurance advice. Please call this office for further details at no obligation.

Your home is at risk if you do not maintain mortgage payments or a loan secured on it

LETTING AND MANAGEMENT

We offer a comprehensive range of services for landlords. Please call 01628 523310 for further details

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 = 50.9 sq m / 548 sq ft
Garage = 11.4 sq m / 123 sq ft
Total = 62.3 sq m / 671 sq ft

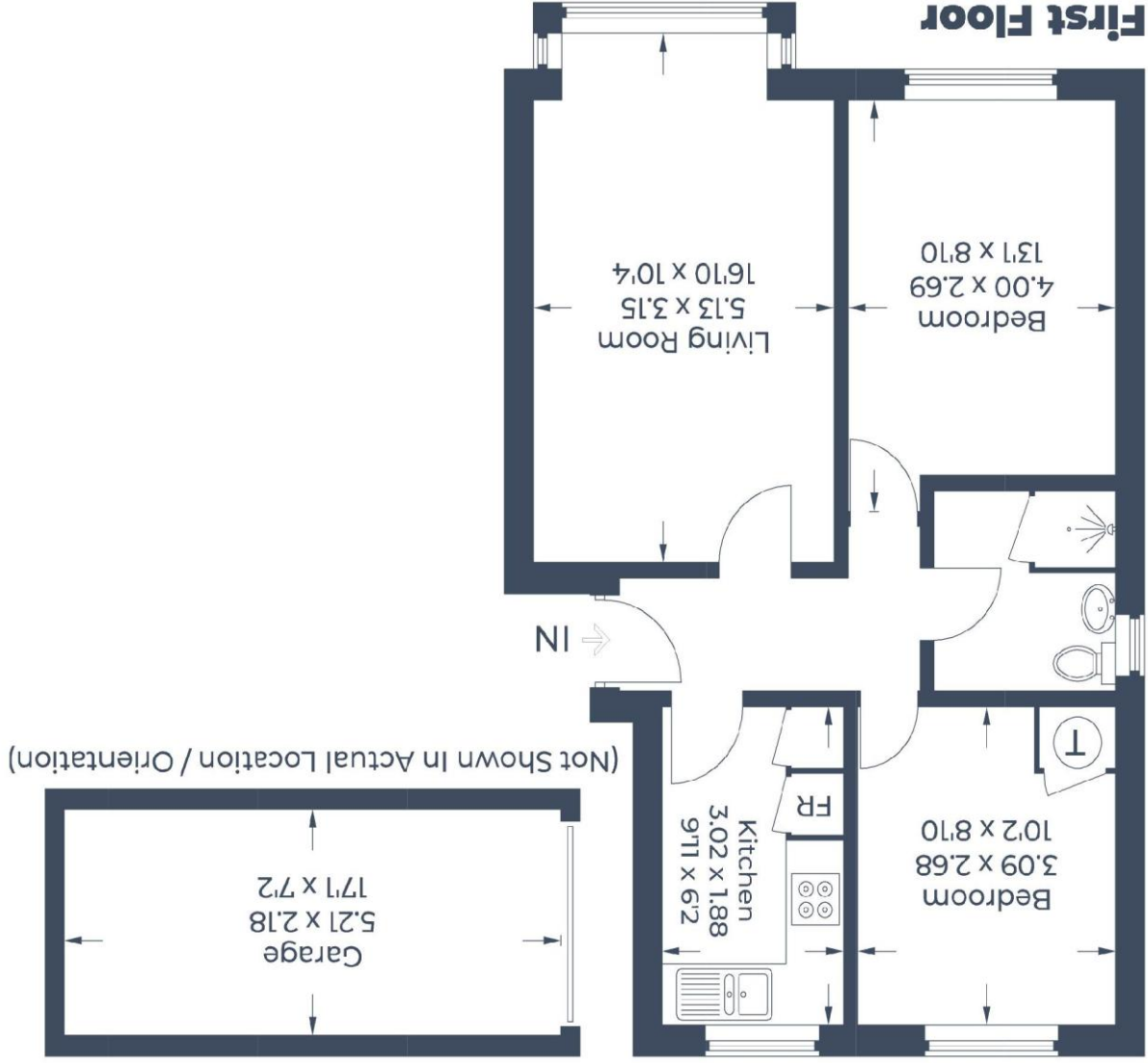


Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing