



HUNT & NASH

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81 Bridgestone Drive, Bourne End Buckinghamshire SL8 5XG

**FIRST FLOOR STUDIO APARTMENT: SEPARATE KITCHEN
BATHROOM: RESIDENT'S PARKING
TASTEFUL DÉCOR: NO ONWARD CHAIN
POPULAR DEVELOPMENT CLOSE TO VILLAGE CENTRE AND TRAIN STATION
IDEAL FIRST TIME PURCHASE OR RENTAL INVESTMENT
NO ONWARD CHAIN: COUNCIL TAX BAND B: EPC RATING C**



Well presented first floor studio apartment in the heart of this ever so popular development within easy reach of the village centre and train station.

An open plan studio room has a pull down double bed with fitted wardrobes either side. There is a dual rear aspect and an opening though to a separate kitchen. The kitchen is fitted with a range of matching wall and base units above and below fitted work tops with space for the usual appliances.

The bathroom is fitted with a modern white suite comprising of a bath, WC and wash hand basin with complementing tiling.

Outside there is an area for residents to park and each property benefits from an allocated parking space.

Bourne End is a sought after Thameside village with thriving shops, cafes and pubs, excellent schools and a rail station linking via Maidenhead to Central London (Elizabeth Line). 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 Beaconsfield, Sailing at Upper Thames Sailing Club and Cookham Reach plus Racing at Ascot and Windsor.

The property benefits from the remainder of a 999 year lease with no annual service charges and a 'peppercorn' ground rent

HMRC Anti Money Laundering

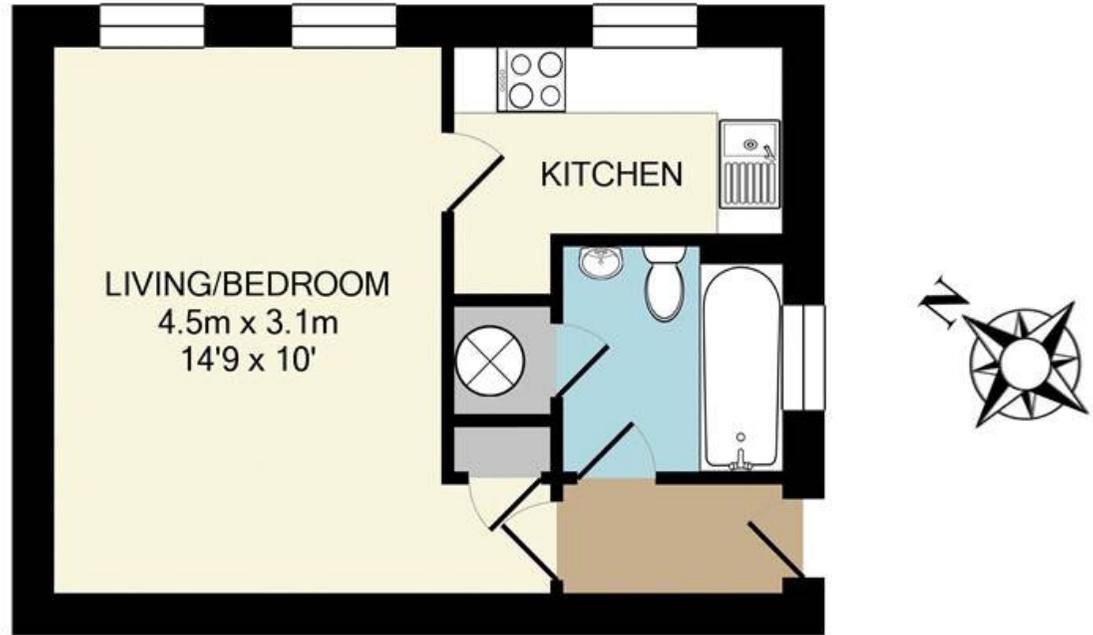
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

GUIDE PRICE . . . £185,000 . . . LEASEHOLD

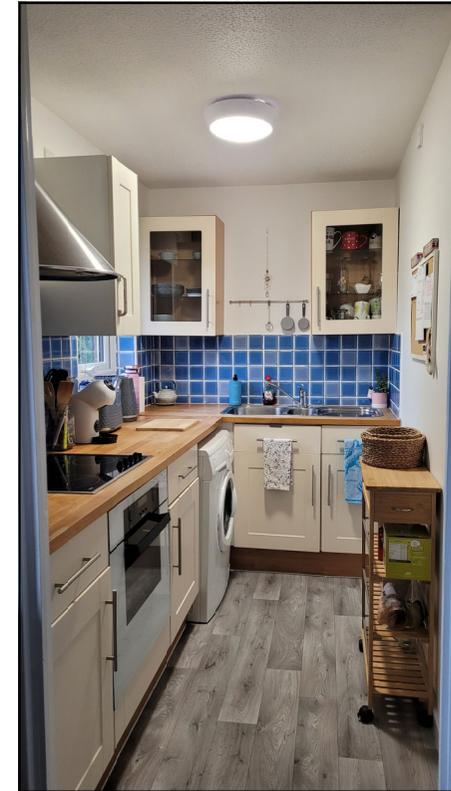
The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment
Tel: 01628 522568 Email: bourneend@huntandnash.co.uk



TOTAL APPROX. FLOOR AREA 26.7 SQ.M. (288 SQ.FT.)
All 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. Not to scale. Hunt and Nash Estate Agents.





12 The Parade, Bourne End SL8 5SY
bourneend@huntandnash.co.uk



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