



RAY HOUSE, BOURNE END
PRICE: £325,000 SHARE OF FREEHOLD

am ANDREW
MILSOM

**1 RAY HOUSE
CRESSINGTON PLACE
BOURNE END
BUCKS SL8 5SL**

PRICE: £325,000 SHARE OF FREEHOLD

Situated in a convenient location within an easy walk of the centre of Bourne End, a much improved three bedroom ground floor apartment available for immediate occupation.

**THREE BEDROOMS (ONE IDEAL STUDY OR DRESSING ROOM): LIVING/DINING ROOM WITH COVERED PAVED TERRACE
MODERN KITCHEN WITH APPLIANCES
WALK IN MODERN SHOWER ROOM
GAS CENTRAL HEATING TO RADIATORS:
DOUBLE GLAZING: PARKING
COMMUNAL GARDENS: SHARE OF
FREEHOLD ON REMAINDER 999 YEAR
LEASE: NO ONWARD CHAIN**

TO BE SOLD: A light and spacious three bedroom ground floor apartment located in the Thameside village of Bourne End. The property is in a popular location within a short walk of the village centre and the railway station. This fine three bedroom apartment provides adaptable accommodation including a spacious double aspect living/dining room with doors onto a private patio and communal gardens. There is a new kitchen and shower room and gas central heating to modern radiators. Bourne End village has a comprehensive range of shops and facilities for dayday-to-day needs, and schooling in the area is highly regarded. The railway links to the main line at Maidenhead for London Paddington and Reading. The nearby Marlow bypass enables convenient motor access to

the M40 and M4 motorways at High Wycombe and Maidenhead respectively.

The accommodation comprises:

COMMUNAL ENTRANCE HALL with stairs to upper floors. Front door to

ENTRANCE HALL with storage cupboard, doors to all rooms.



BEDROOM ONE with fitted wardrobes, wood effect floor, aspect to front.

BEDROOM TWO aspect to front, ideal as study.



BEDROOM THREE with aspect to front, wood effect floor, double glazed door to patio.



SHOWER ROOM with walk in shower unit & controls & screen, low level wc, wash basin with cupboards below, vinyl floor, heated towel rail, modern wall tiles, window.



FITTED KITCHEN range of white gloss base & eye level units, with ample worktops, sink unit with mixer tap, integrated electric oven and halogen hob with extractor over, integrated dishwasher, space for fridge/freezer, window overlooking the communal gardens, concealed Worcester gas fired combination boiler, vinyl floor, attractive wall tiling.



DOUBLE ASPECT LIVING/DINING ROOM
with double glazed doors onto covered patio, window with view over communal gardens, wood effect floor.



OUTSIDE

The property is set in attractive mainly lawned communal grounds with ample parking for residents.



TENURE: Share of Freehold with an original 999 year lease.

MAINTENANCE CHARGE: The annual charge is TBA

GROUND RENT: N/A as share of Freehold

LENGTH OF LEASE: the property is being offered for sale with the remainder of a 999 year lease.

BOU291

EPC BAND: D

COUNCIL TAX BAND: C

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

DIRECTIONS: using the postcode **SL8 5SL** Ray House will be found at the end of the cul de sac with the communal entrance being located at the rear.

ANTI MONEY LAUNDERING (AML) All Estate Agencies, except those engaged solely in lettings work must comply with AML regulations. 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.

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 and furnishings.

FINANCIAL SERVICES

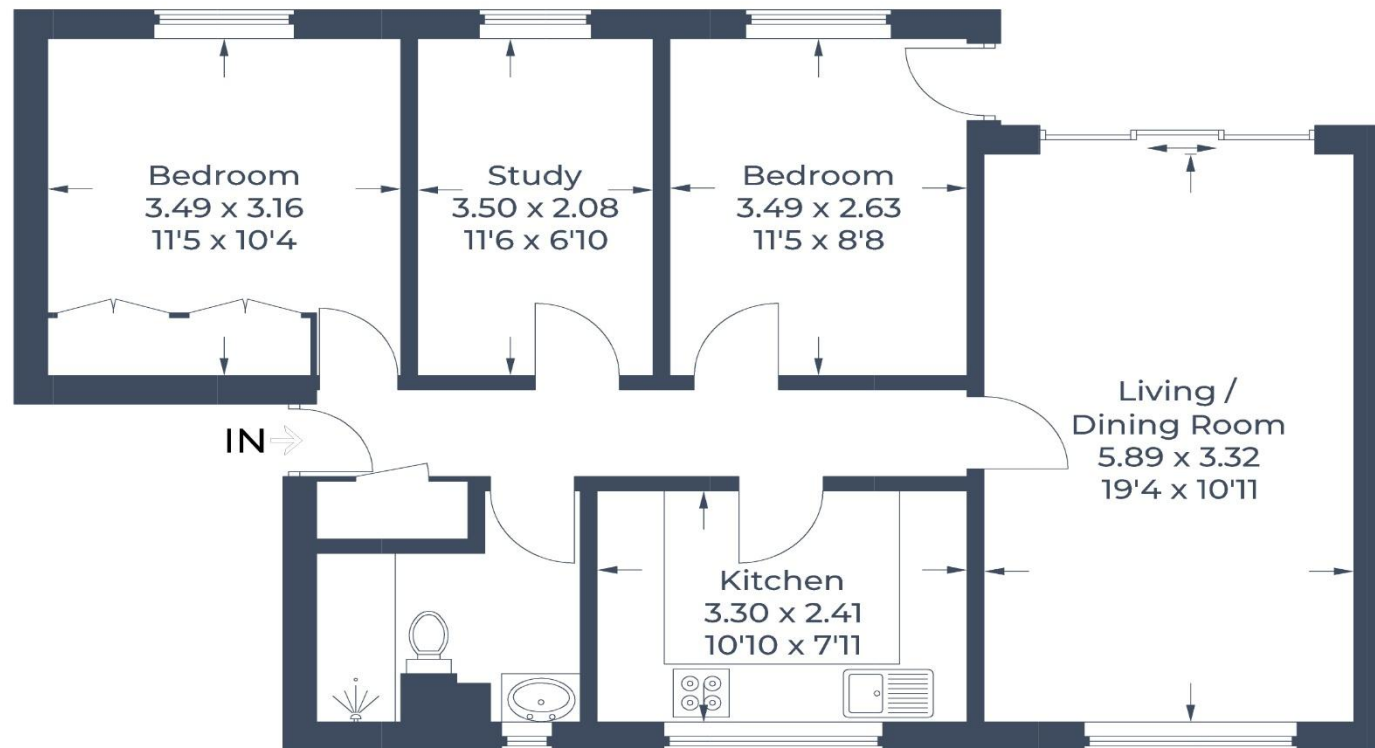
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LETTING AND MANAGEMENT

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

Approximate Gross Internal Area = 70.5 sq m / 759 sq ft



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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