

HUNT & NASH

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17 Rowan House, Blind Lane, Bourne End Buckinghamshire SL8 5TG

**TWO BEDROOM TOP FLOOR APARTMENT
SITTING ROOM WITH LOVELY VIEWS: RE FITTED KITCHEN
RE FITTED BATHROOM: RECENTLY REDECORATED: PRIVATE LOFT STORAGE
RESIDENT'S PARKING: SINGLE GARAGE
LEVEL WALKING DISTANCE TO ALL LOCAL AMENITIES
NO ONWARD CHAIN: EPC RATING D: COUNCIL TAX BAND D**



Superbly presented two double bedroom top floor apartment in this popular development within easy, level walking distance of Bourne End village centre, River Thames and train station.

These apartments are great for first time buyers and also equally popular rental investments and being on the top floor affords lovely views with the benefit of extra storage in the roof space. In addition to this the kitchen and bathroom have been replaced recently and the property has been tastefully redecorated throughout. Please note that the bedrooms have not been carpeted leaving the buyer to make that decision.

The communal areas, both inside and out, are generally well maintained and there is a single garage conveyed with this property.

The apartment is offered for sale with immediate vacant possession and no onward chain, subject to contract.

The annual Service Charges for this apartment are currently £2261.42.

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 and beyond (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.

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 . . . £290,000 . . . Share of Freehold

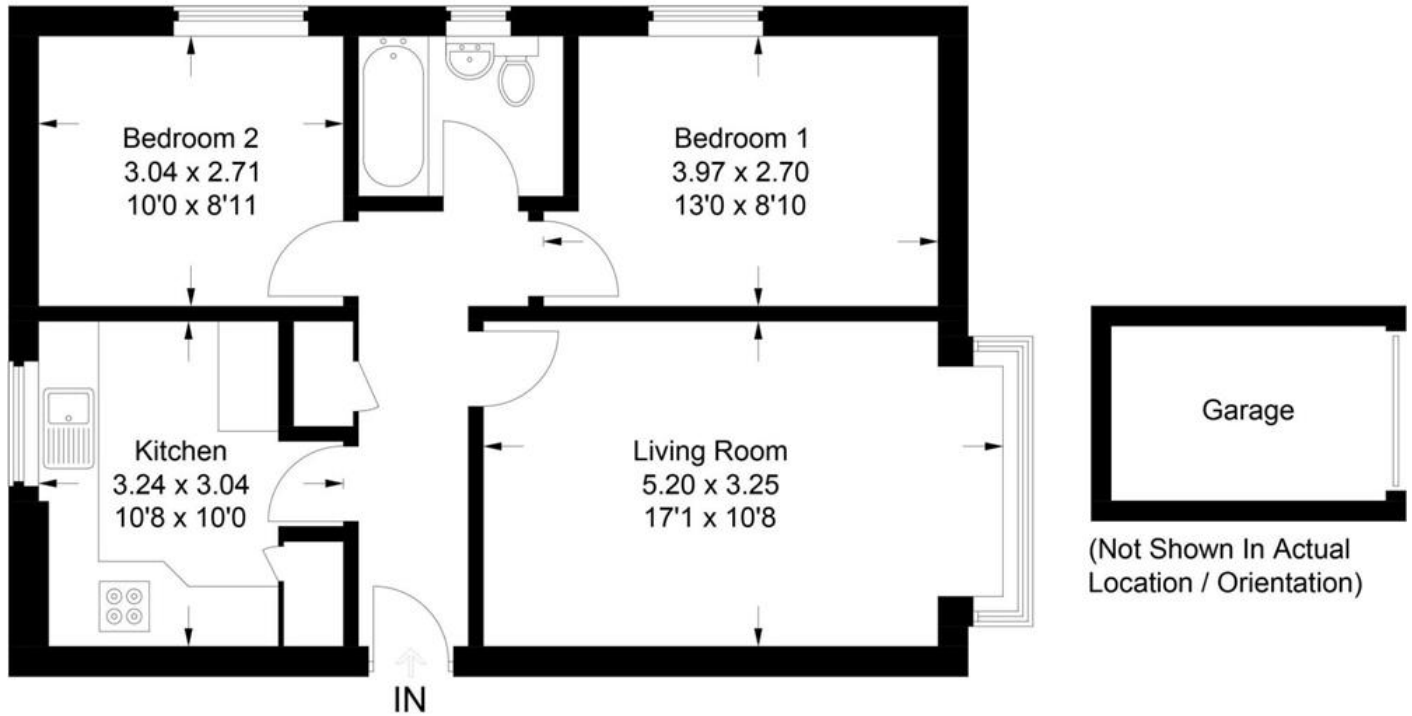
The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Tel: 01628 522568

Viewing By Appointment
Email: bourneend@huntandnash.co.uk



Approximate Gross Internal Area = 56.5 sq m / 608 sq ft
(Excluding Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





12 The Parade, Bourne End SL8 5SY
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Note: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only and prospective buyers are advised to check these for any particular purpose, eg, fitted carpets and furniture. All images and computer generated images are for illustrative purposes only and can vary from property to property. This material is protected by the laws of copyright. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.