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21a THE PARADE, BOURNE END
PRICE: £250,000 LEASEHOLD

am ANDREW
MILSOM

**21a THE PARADE
BOURNE END
BUCKS SL8 5SB**

PRICE: £250,000 LEASEHOLD

Situated in the centre of the village, a spacious two storey two bedroom first floor maisonette with southerly facing outside terrace and no onward chain.

**TWO BEDROOMS: BATHROOM
KITCHEN/BREAKFAST ROOM
LARGE LIVING ROOM
GAS CENTRAL HEATING TO RADIATORS
DOUBLE GLAZING: OUTSIDE TERRACE
ALLOCATED PARKING SPACE
NO ONWARD CHAIN.**

TO BE SOLD: An exceptionally spacious two-bedroom first floor maisonette over two floors situated in the heart of Bourne End village centre near the railway station and a picturesque stretch of the River Thames. The maisonette has a balcony/terrace at first floor level, an allocated parking space and is sold with the remainder of a 125-lease granted in 2009. Bourne End End 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 two-storey accommodation comprises in brief:

Shared outside steps to the rear of nail shop & barbers.

OUTSIDE BALCONY/TERRACE with screening, artificial grass & rear entrance door to

ENTRANCE HALL with stairs to first floor, wood laminate flooring, meter cupboard.

LIVING ROOM a particularly spacious dual reception space with two windows to front, wood laminate floor.



KITCHEN/BREAKFAST ROOM fitted with a matching range of base and eye level units, ample work surfaces with sink unit with mixer tap, 4 ring gas hob with extractor hood over and electric oven below, integrated dishwasher, space and plumbing for washing machine, space for fridge freezer, window to rear, tiled flooring.



UPSTAIRS LANDING

BEDROOM ONE a large double room with two windows to front, range of built in fitted wardrobe cupboards.



BEDROOM TWO with access to loft space, window to rear.

BATHROOM of spacious design with white suite of shaped bath with shower unit over, wash hand basin with work top & storage cupboards, low level wc, heated towel rail, wood effect floor, window.



OUTSIDE

There is a first floor & southerly facing balcony/terrace area & steps down to single car parking space.



PARKING We understand there is allocated parking for number 21a.



TENURE: Leasehold

LEASE: Remainder of 125 term granted in 2009

GROUND RENT £100 per annum

BUILDING INSURANCE £477 per annum:
TBA

BOU277

EPC BAND: D
COUNCIL TAX BAND: D

VIEWING Please contact our Bourne End office
bourneend@andrewmilsom.co.uk or 01628 522666.

DIRECTIONS: The maisonette is situated above the Barbers shop in the Parade by our office and has an entrance opposite the BP garage.

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.

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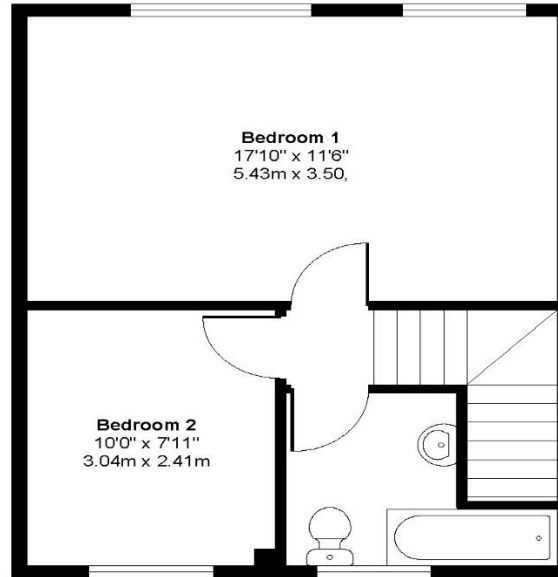
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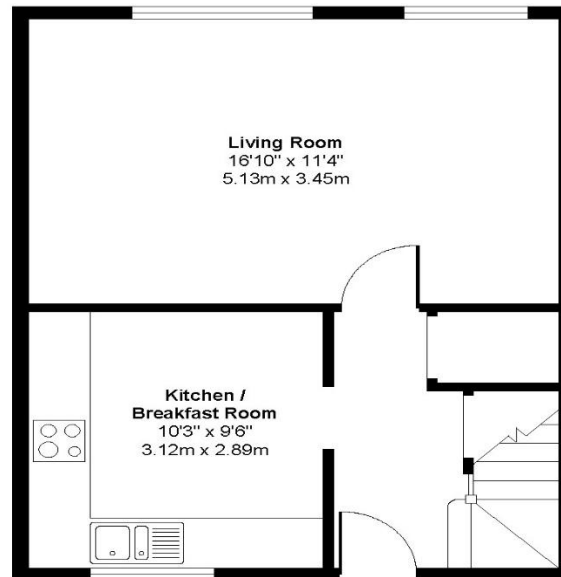
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

NOT TO SCALE

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Second Floor
Approx 376 ft² - 35 m²
(gross internal)



First Floor
Approx 376 ft² - 35 m²
(gross internal)