

HUNT & NASH

Est. 1938

www.huntandnash.co.uk



6 Sycamore Close
Bourne End, SL8 5UT

Price Guide £235,000



6 Sycamore Close Bourne End, SL8 5UT

Well presented one bedroom first floor apartment in a quiet cul de sac, conveniently placed for the village centre. Refitted kitchen and bathroom, fitted wardrobes, resident's parking. Council Tax Band C. EPC Rating D. Please call 01628 522568

This well presented first floor flat is located in a quiet cul de sac comprising of a few terraced houses and two small blocks of flats benefitting from resident's parking bays and additional visitor bays.

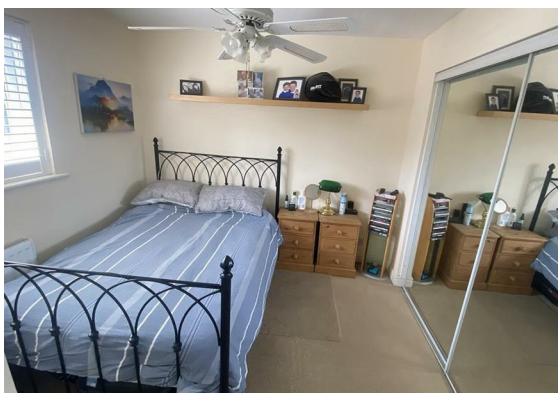
The property comprises of a spacious double aspect sitting room with plenty of natural light. The kitchen leads of the sitting room and has been re fitted with a range of white matching wall and base units above and below contrasting worktops with space for all the usual appliances.

Also off the sitting room is access to the bedroom, via a bi folding wooden door, that offers a front aspect a range of fitted mirror fronted wardrobes.

The bedroom is complemented by a separate bathroom again fitted with a white suite comprising of a bath, wash hand basin and WC.

There are well maintained communal gardens and ample parking.

UNEXPIRED LEASEHOLD INTEREST OF 86 YEARS | CURRENT ANNUAL SERVICE CHARGE OF £1020 | GROUND RENT OF £75



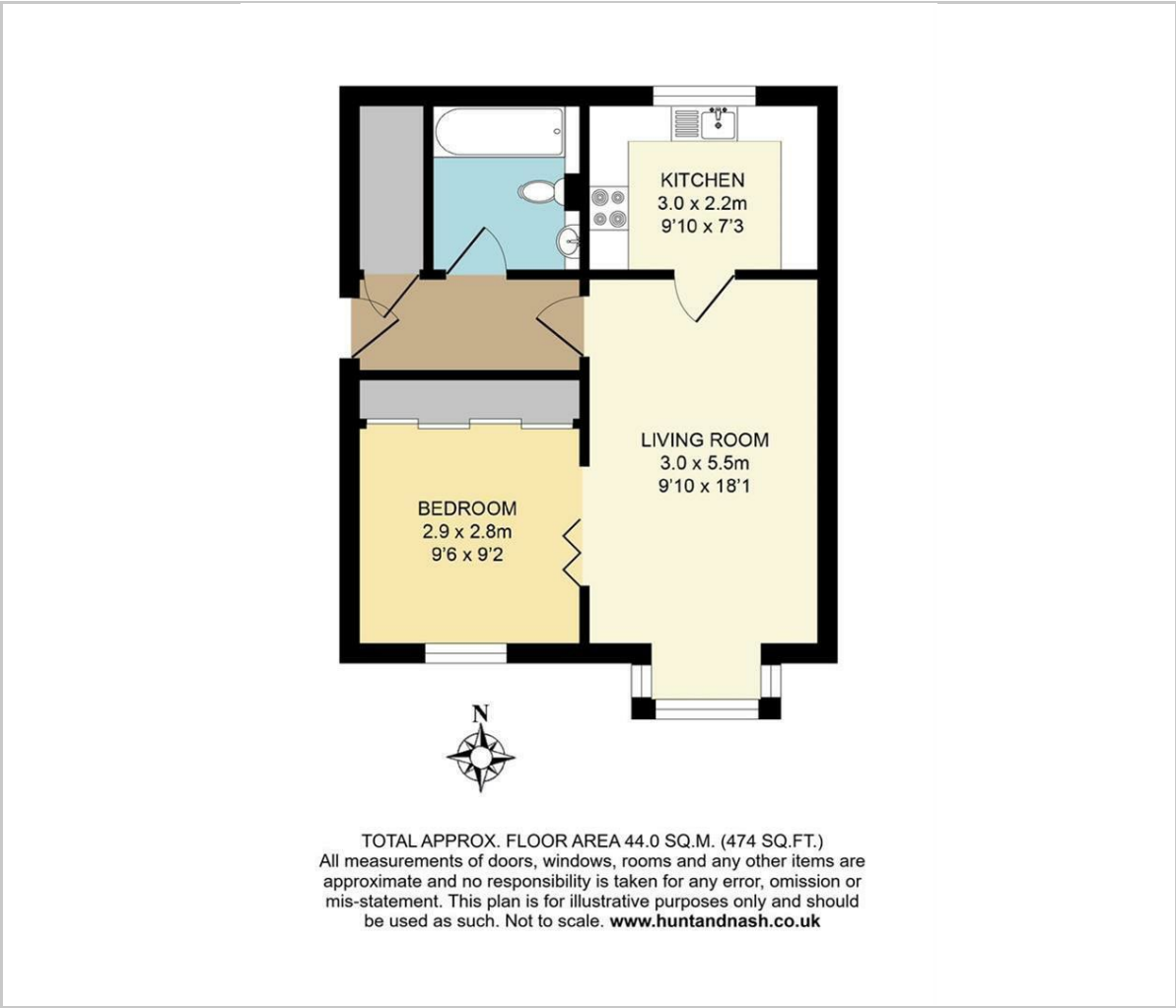
Bourne End is a sought after Thameside village with thriving shops, cafes and pubs, excellent schools and a rail station linking via Maidenhead to Central London (Elizabeth Line). The village is also conveniently placed for both the M40 (J4) and the M4 (J8/9). Heathrow Airport is approximately 18 miles 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.

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

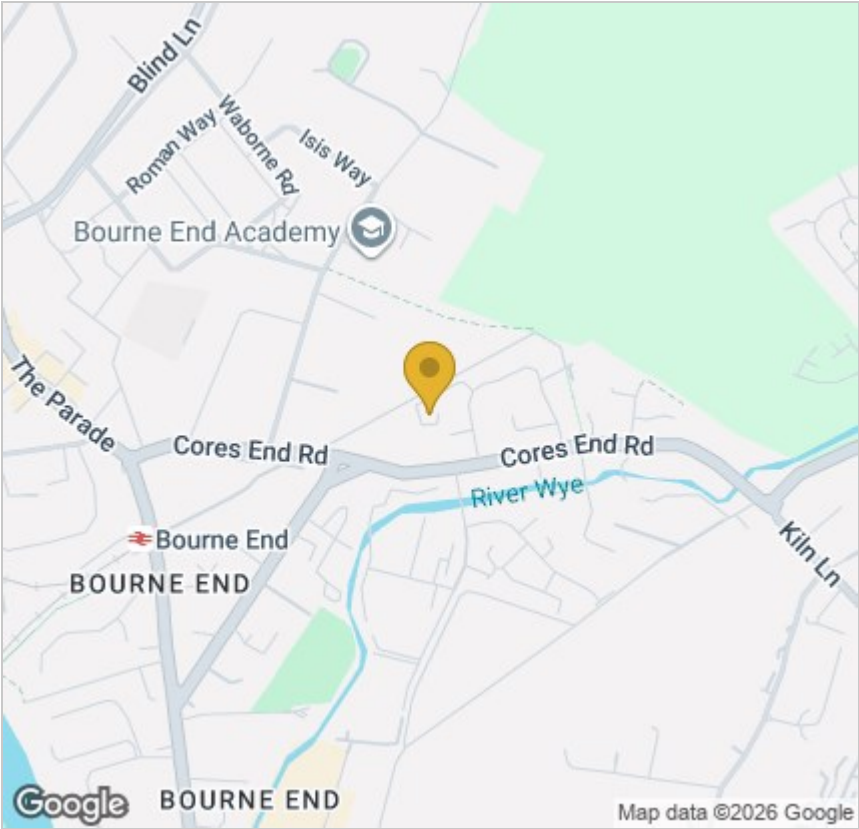
Floor Plan



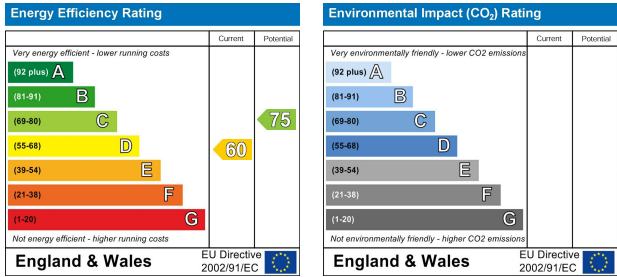
Viewing

Please contact our Bourne End Office on 01628 522 568 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.