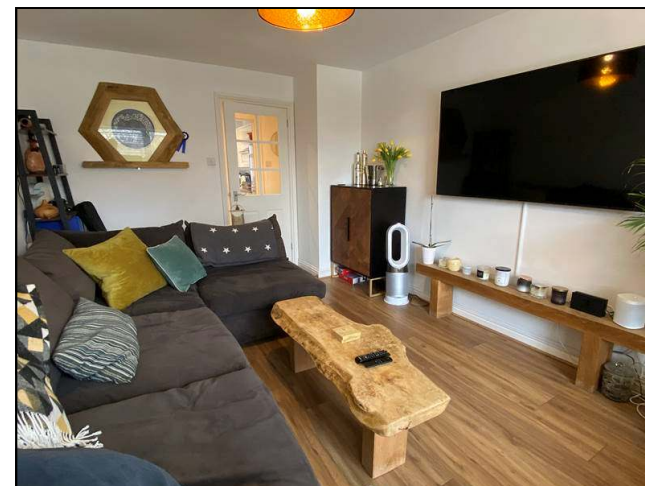




**HUNT & NASH**  
Est. 1938 [www.huntandnash.co.uk](http://www.huntandnash.co.uk)

# 11 Rowan House, Blind Lane, Bourne End Buckinghamshire SL8 5TG

**TOP FLOOR APARTMENT: TWO DOUBLE BEDROOMS  
SPACIOUS LIVING ROOM: MODERN KITCHEN & BATHROOM  
TASTEFUL DÉCOR: CENTRAL LOCATION  
RESIDENT'S PARKING: SINGLE GARAGE  
NO ONWARD CHAIN: EPC RATING D**



Stylish top floor apartment in this popular development within a short level walk of the village centre and train station, offered for sale with no onward chain.

The well planned accommodation comprises of a spacious sitting room with a wood effect floor covering and a large picture window providing plenty of natural light. Across the entrance hall is the kitchen that is fitted with a range of cupboards and drawers above and below fitted worktops with an inset stainless steel sink unit and drainer and an electric hob. There is space for the usual appliances and a rear aspect window and being on the top floor there is plenty of storage in a private loft space.

There are two double bedrooms and a refitted bathroom comprising of a modern suite of panelled bath with shower and screen above, a low level WC and a wash hand basin. There is ceramic tiling and an electric chrome heated towel rail.

The property is surrounded by well maintained communal gardens and there are several parking spaces for the residents. This particular apartment benefits from a single garage that will be conveyed with the property and also has a single share of the freehold.

Bourne End is a sought after Thameside village with thriving shops, cafes and pubs, excellent schools and a rail station linking via Maidenhead to Paddington. 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 Stoke Park, 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.

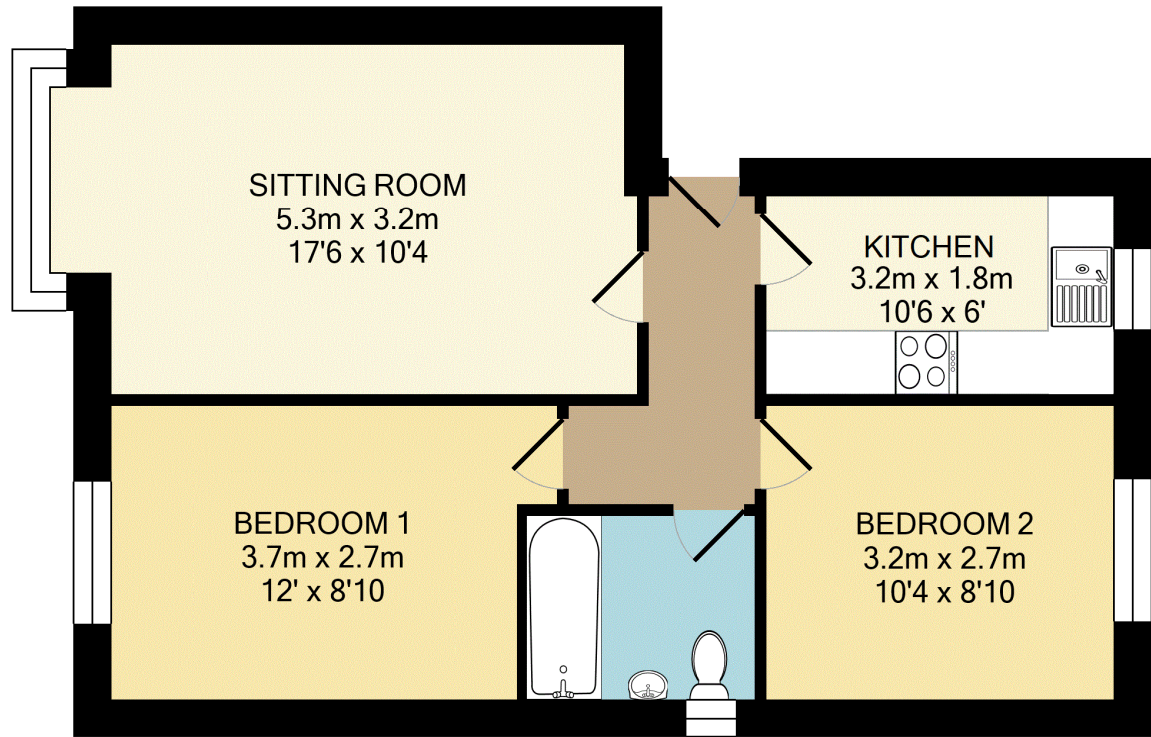
**Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR**

Travel time by Rail (from Bourne End Station) Marlow - 8 mins | Reading - 32 mins | London Paddington - 1hr

## GUIDE PRICE . . . £285,000 . . . 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.

Viewing By Appointment  
Tel: 01628 522568  
Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)



TOTAL APPROX. FLOOR AREA 48.6 SQ.M. (524 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 and should be used as such. Not to scale. [www.huntandnash.co.uk](http://www.huntandnash.co.uk)





Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings

**HUNT & NASH**

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