



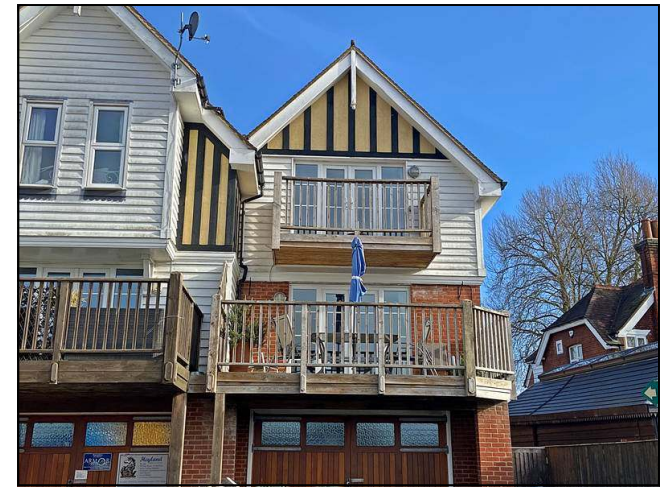
HUNT & NASH

Est. 1938

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# 3 Riverholme, Bourne End Marina, Bourne End Buckinghamshire SL8 5RP

**SUPERB RIVERSIDE DUPLEX APARTMENT WITH OUTSTANDING VIEWS  
TWO DOUBLE BEDROOMS: TWO RE FITTED EN SUITE SHOWER ROOMS  
OPEN PLAN LIVING SPACE: RE FITTED KITCHEN WITH SILESTONE WORKTOPS  
WEST FACING FIRST FLOOR TERRACE AND SECOND FLOOR BALCONY  
GARAGE & PARKING: ENVIABLE LOCATION: NO ONWARD CHAIN  
EPC RATING C**



A stunning two double bedroom duplex apartment offering spacious accommodation, affording superb uninterrupted views over Bourne End Marina and The River Thames.

These properties were built less than 20 years ago and have rarely changed hands since then. The unusual design takes full advantage of the lovely views with a terrace on the first floor and a balcony on the second floor.

Entry to the property is at first floor level into a open plan living space that has been remodelled and re fitted with a modern kitchen with 'Silestone' worktops and integrated appliances. This then opens into the living area with double doors out to a west facing wooden terrace with fabulous view up and down stream. There is a WC under the stairs and the flooring has been laid with attractive oak boards that continue up the staircase.

On the top floor there are two double bedrooms, both with fitted wardrobes and re fitted en suite shower rooms. From the main bedroom, at the rear, there are double doors out to a wooden balcony, again offering spectacular views.

3 Riverholme has recently been granted a Statutory Lease Extension of 90 years and there are now 170 years unexpired with a peppercorn Ground Rent. The annual Service Charge is to be confirmed.

Bourne End Marina is a working marina and provides a range of services including moorings, fuel and gas, a pump out station and a chandlery. There is also a popular Spanish Tapas Restaurant and access to The Thames Path.

## **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

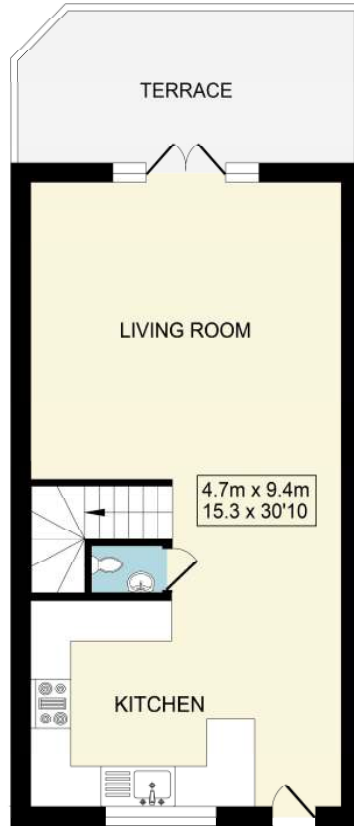
## GUIDE PRICE . . . £695,000 . . . LEASEHOLD

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

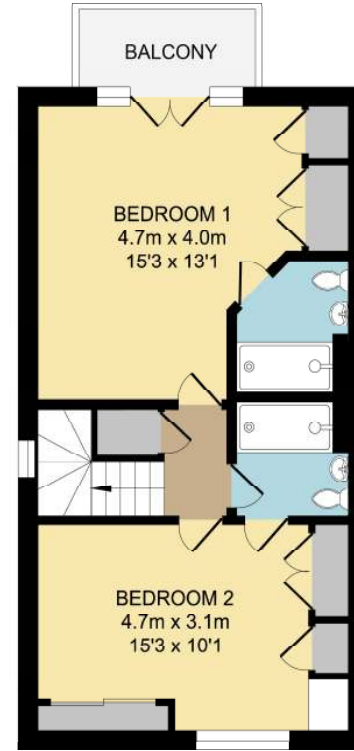
Viewing By Appointment  
Tel: 01628 522568  
Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)



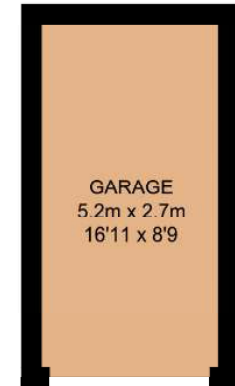
TOTAL APPROX. FLOOR AREA 87.7 SQ.M. (EX. GARAGE)  
 All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. [www.huntandnash.co.uk](http://www.huntandnash.co.uk)



ENTRANCE FLOOR



FIRST FLOOR



GARAGE





**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.

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