



HUNT & NASH
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9 Astor House, Station Road, Bourne End Buckinghamshire SL8 5YP

**ONE BEDROOM FIRST FLOOR APARTMENT WITH SECURE BASEMENT STORAGE
IDEAL LOCATION ADJACENT TO BOURNE END RAILWAY STATION
OPEN PLAN LIVING SPACE WITH MODERN FITTED KITCHEN: INTEGRATED APPLIANCES
DOUBLE BEDROOM WITH FITTED WARDROBE: STYLISH BATHROOM
ALLOCATED PARKING SPACE: COUNCIL TAX BAND C: EPC RATING C
REMAINDER OF 125 YEARS UNEXPIRED LEASE FROM 2015
GROUND RENT £250 PER ANNUM: CURRENT SERVICE CHARGE £1071.34 PER ANNUM**



A lovely first floor apartment converted in 2015 from a former office block ideally located in the heart of the village, adjacent to the railway station.

The apartment has been cleverly designed to take full advantage of the open plan living space with an engineered oak floor and tall ceilings. A fitted modern contemporary style kitchen with quartz work tops has space for all the usual integrated appliances and this particular property has just had a new boiler installed for the gas central heating and hot water.

The double bedroom has a fitted mirror fronted double wardrobe with an adjacent bathroom comprising of a bath with chrome shower above, built in wash hand basin and a close coupled WC. There is electric underfloor heating in the bathroom on a separate thermostat.

To the rear of the property is an allocated parking space and in the basement of the property is a private secure storage locker of considerable size.

Bourne End enjoys a favourable Thameside location with thriving shops, restaurants and pubs, excellent schools and a rail station linking via Maidenhead (Elizabeth Liner) to London Paddington. The village is also conveniently placed for both the M40 (J4) and the M4 (J8/9).

Sporting facilities are varied, with golf at Temple, Burnham Beeches and Beaconsfield. Sailing is available at both Upper Thames Sailing Club and Cookham Reach Sailing Club and racing at Windsor, Ascot and Newbury. In addition, there is a wide variety of cultural events at Cliveden National Trust, The Swan Theatre in High Wycombe and the Theatre Royal in 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 . . . £265,000 . . . 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



Flat 3 & 8
Approximate gross internal area
43.11 sq.m. 464 sq.ft. each



Flats 4 & 9
Approximate gross internal area
40.63 sq.m. 437 sq.ft. each





Note: These particulars are produced in good faith, having been prepared as a guide. We have not carried out a survey, nor tested the services, appliances and specifications if any. Room sizes should not be relied on for decoration and furnishings.

First Great Western

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