



HUNT & NASH

Est. 1938

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5 Frank Lunnon Close, Bourne End Buckinghamshire SL8 5UP

**GROUND FLOOR FLAT: POPULAR DEVELOPMENT: ONE DOUBLE BEDROOM
SITTING ROOM: MODERN KITCHEN: BATHROOM: PRIVATE ENTRANCE
COMMUNAL GARDENS: ALLOCATED PARKING: RECENTLY REDECORATED
NO ONWARD CHAIN
EPC RATING D**



This very well presented one double bedroom ground floor flat has been recently redecorated and is offered for sale with immediate vacant possession and no onward chain.

Located in the heart of this ever so popular development this particular property benefits from having it's own private entrance and allocated off road parking.

The accommodation comprises of a double bedroom, a modern bathroom fitted with a white suite, a modern kitchen with the usual appliances and a good size sitting room. There is a reasonable amount of storage for a one bedroom flat and we feel this is an ideal first time purchase or potential rental investment.

There are well maintained communal grounds and the property is within a level walk of the village centre and train station.

Bourne End is a sought after Thameside village with thriving shops, restaurants and pubs, excellent schools and a rail station linking via Maidenhead to London 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.

Unexpired Lease until 2135. Ground Rent and Service Charges of £44.17 per month

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

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

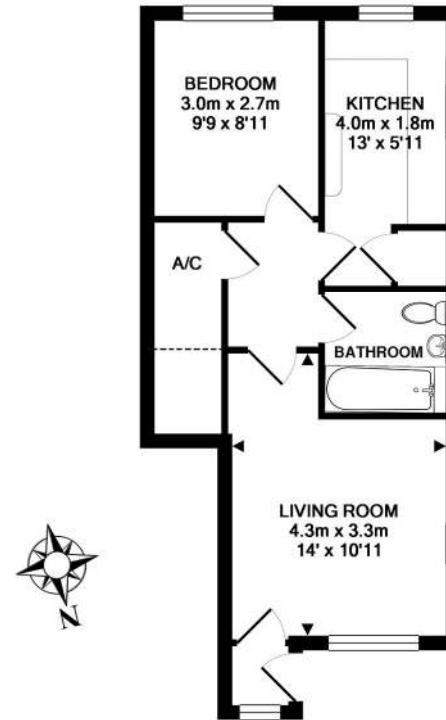
GUIDE PRICE . . . £235,000 . . . LEASEHOLD

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



TOTAL APPROX. FLOOR AREA 39.8 SQ.M. (428 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. Plan produced for Hunt and Nash





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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