



HUNT & NASH

Est. 1938

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5 Stowe Apartments, Station Road, Bourne End, Buckinghamshire SL8 5QH

**STUNNING TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT
OPEN PLAN LIVING SPACE: UGRADED KITCHEN WITH QUARTZ WORKTOPS
STYLISH BATHROOM & EN SUITE SHOWER ROOM: FITTED WARDROBES
CLEVERLY DESIGNED UTILITY CUPBOARD: AIR CONDITIONING TO MASTER BEDROOM
DELIGHTFUL PRIVATE PAVED REAR GARDEN WITH WOODEN OUTBUILDINGS
SECURE ALLOCATED PARKING BEHIND ELECTRIC GATES: IDEAL LOCATION
EPC RATING C**



A superbly presented, and very tastefully decorated, ground floor apartment that comes with the benefit of having a share in the freehold of this much admired landmark building in the heart of the village, conveniently placed for all local amenities.

The ground floor apartments benefit from having their own private entrance that opens into an open plan living space that has been re designed and improved to offer a much larger kitchen area with ample cupboards and quartz worktops, including a generous breakfast bar, and integrated appliances. 'Amtico' flooring has been added to the living room, inner hall and second bedroom giving the property a lovely flow and a classy finish.

Both double bedrooms have access to the rear garden and the main bedroom has been fitted with an extensive range of full height fitted wardrobes and an air conditioning unit. There is an en suite shower room with a large walk in shower, low level WC and a wash hand basin with vanity unit and storage above and below.

The second bedroom also has full height built in cupboards, one of which has been cleverly re designed to incorporate a utility cupboard , and the other houses the hot water cylinder and the boiler. Complementing this bedroom is a bathroom that has been finished to the same high standard as the shower room.

The private rear garden has been paved for low level maintenance and there are two wooden outbuildings that have a variety of uses and may be ideal for someone who works from home. Both buildings have a electric supply and are of great benefit to this property.

To the rear of the building is a landscaped parking area for residents, and their visitors, that is accessed via secure electronic gates. There is one allocated parking space for this apartment and ample visitor parking. Annual Service Charges are approximately £1100.00 and there is no Ground Rent to pay.

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 . . . £625,000 . . . SHARE OF FREEHOLD

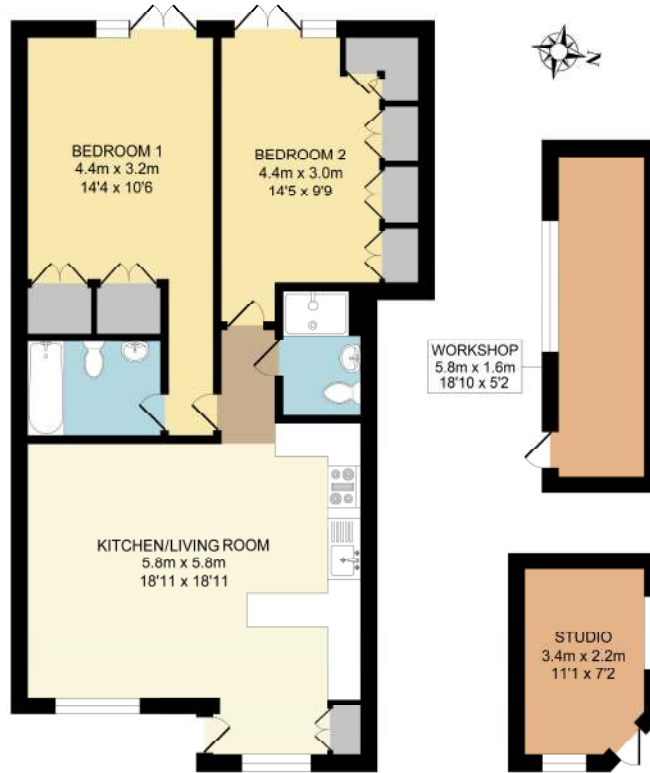
The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Tel: 01628 522568

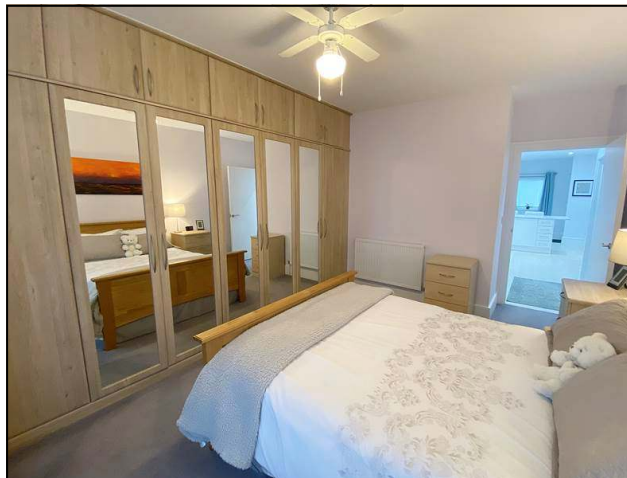
Viewing By Appointment
Email: bourneend@huntandnash.co.uk



TOTAL APPROX. FLOOR AREA 76.0 SQ.M. (818 SQ.FT.) EX. OUTBUILDINGS
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



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





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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