



HUNT & NASH

Est. 1938

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7 Bridgestone Drive, Bourne End Buckinghamshire SL8 5XG

FIRST FLOOR STUDIO APARTMENT
ENTRANCE LOBBY : HALL : BATHROOM : BED/SITTING ROOM
FITTED KITCHEN : ELECTRIC HEATING
ALLOCATED PARKING
EPC RATING C



Description

Covered Porch: Front door to:
Entrance Lobby: Meter cupboard, door to:
Hall:

Bathroom: Suite of panelled bath, pedestal basin, WC, tiled splashbacks, wall heater, access to loft, airing cupboard with hot and cold tanks.

Sitting/Bedroom: 14'10 x 10' (4.52 x 3.05) plus deep door recess and built in cupboard. Electric heater, TV and telephone points, door to:

Fitted Kitchen: 9'4 x 5'3 (2.84 x 1.6) plus recess for fridge/freezer with shelving above. Range of wall and base units with working surfaces, tiled splashbacks, stainless steel sink, electric hob with oven under and hood over, plumbing for washing machine, wall heater.

Outside

Allocated Parking Space

Leasehold: 999 years from 1/1/80

Ground Rent: Peppercorn **Maintenance:** None

Bourne End is a sought after Thameside village with thriving shops, restaurants and pubs, excellent schools and railway station situated between Marlow, Maidenhead, Beaconsfield and High Wycombe with good access to both the M4 & M40. 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.

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

HMRC Anti Money Laundering

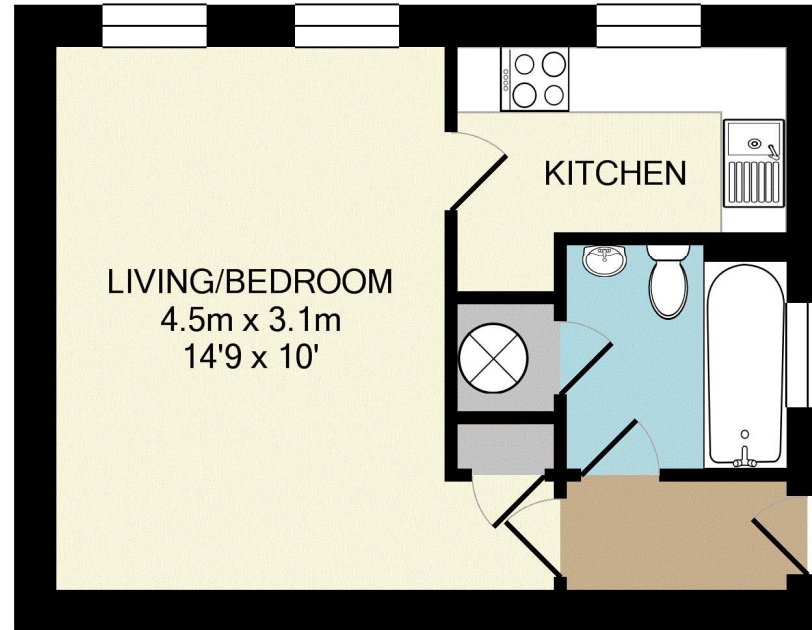
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

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 . . . £157,500 . . . 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 26.7 SQ.M. (288 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. Not to scale. Hunt and Nash Estate Agents.





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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