

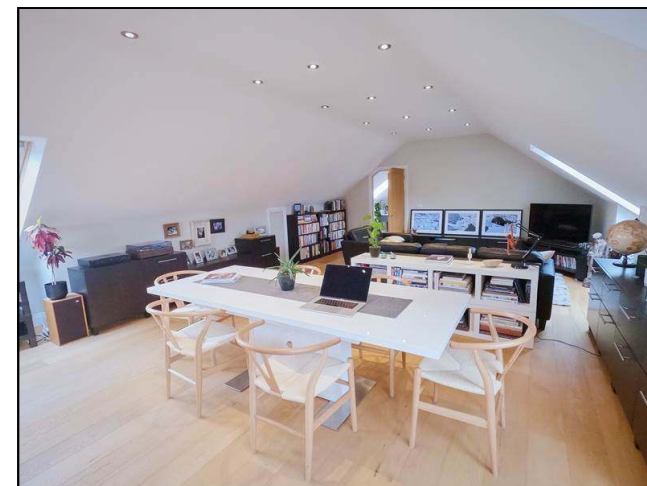


HUNT & NASH

Est. 1938 www.huntandnash.co.uk

11 Astor House, Station Road, Bourne End Buckinghamshire SL8 5YP

**1500 SQ FT PENTHOUSE APARTMENT: THREE DOUBLE BEDROOMS: EN SUITE
SECOND BATHROOM: LARGE OPEN PLAN LIVING SPACE
MODERN CONTEMPORARY STYLING: WOODEN FLOORS
OPEN PLAN KITCHEN WITH CENTRAL ISLAND UNIT: LOVELY WEST FACING TERRACE
TWO ALLOCATED PARKING SPACES: EPC RATING B
CONVENIENT LOCATION ADJACENT TO BOURNE END RAILWAY STATION**



Occupying the top floor of this impressive cleverly designed conversion of a former office block, this contemporary penthouse apartment extends to 1500 sq' and offers exceptional accommodation, ideally located, within the heart of the village.

The large open plan living space has a vaulted ceiling and a modern fitted kitchen with complementing quartz worktops and a matching island unit with integrated appliances. There is a private terrace enjoying a westerly aspect, ideal for taking advantage of the evening setting sun.

There are three double bedrooms including a master bedroom with an en suite shower room and a further bathroom that can also be accessed from the second bedroom, as well as the entrance hall.

The entire apartment is superbly presented and is tastefully decorated capturing much of the natural light that flows throughout.

In the basement is a secure storage locker of about 6 sq m in size and there are two allocated parking spaces to the front of the property

Sporting facilities are varied, with golf at Temple, Stoke Park, Burnham Beeches and Beaconsfield. Sailing is available at 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

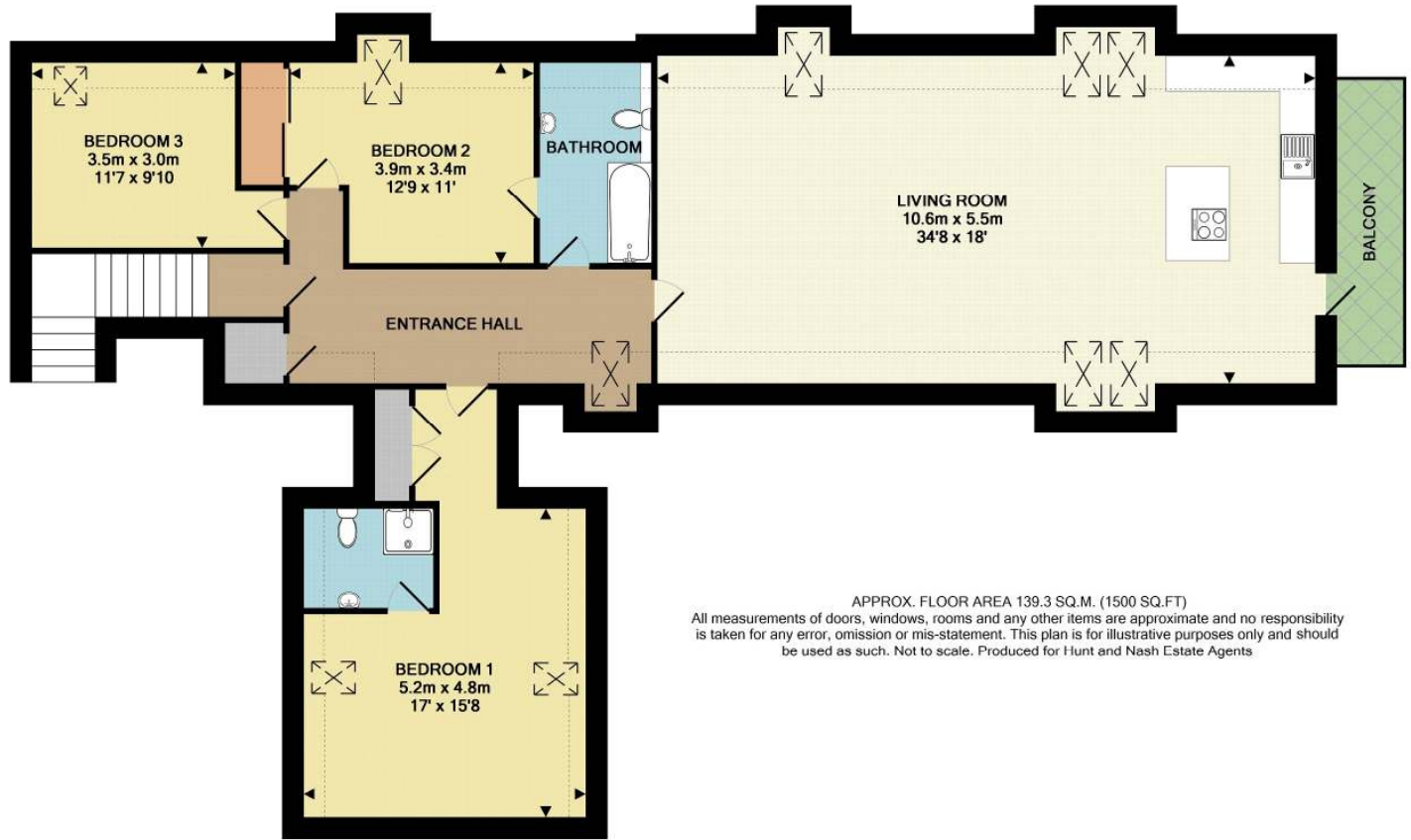
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

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 . . . £550,000 . . . 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



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 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 carpenter and furnishings.

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