



3 RIVERSIDE HOUSE, BOURNE END
PRICE: £285,000 LEASEHOLD



**3 RIVERSIDE HOUSE
FURLONG ROAD
BOURNE END
BUCKS SL8 5BB**

PRICE: £285,000 LEASEHOLD

A stylish well-appointed spacious one bedroom ground floor apartment offering contemporary living accommodation conveniently situated within close proximity to Bourne End village centre and railway station.

**DOUBLE BEDROOM WITH FITTED
WARDROBES: BATHROOM:
SECURE ENTRANCE:
COMMUNAL HALLWAY: ENTRANCE HALL:
OPEN PLAN KITCHEN/LIVING/DINING
ROOM:
ELECTRIC HEATING: DOUBLE GLAZING:
ALLOCATED PARKING.
NO ONWARD CHAIN.**

TO BE SOLD: having been thoughtfully redesigned in 2017 Riverside House is a stylish development of sixteen apartments conveniently located within walking distance of Bourne End village centre and railway station. This particular property provides extremely well-appointed light and airy accommodation with such features as an impressive open plan kitchen/living/dining room with integrated appliances, large double bedroom with fitted wardrobes and a modern bathroom suite, security entry phone system, allocated parking and double glazing throughout. Bourne End village centre which has a comprehensive range of shopping facilities for day to day needs, doctors surgery and post office, schooling in the area is highly regarded. There is a branch line railway station linking, via Maidenhead, to London Paddington which links to the Elizabeth Line.

The nearby Marlow Bypass enables swift motor access to the M4 and M40 motorways at Maidenhead Thicket and High Wycombe respectively. The accommodation comprises:



COMMUNAL ENTRANCE with security entry phone system and stairs to other floors and panel front door to

ENTRANCE HALL with laminated wood flooring, cupboard housing hot water tank.

OPEN PLAN KITCHEN/LIVING/DINING ROOM



Kitchen with a range of high gloss units with solid timber work surfaces over, Smeg hob with extractor fan over and electric oven below, integrated fridge freezer, Hotpoint dishwasher and Hotpoint integrated washing machine, one and a quarter bowl stainless steel sink and drainer.



Living/Dining Area with rear aspect double glazed windows, vertical electrical radiators, television aerial point and laminated wood flooring.



BEDROOM a rear aspect room with double glazed window, double built in wardrobe with cupboards over, vertical electric radiator and television aerial point.



BATHROOM white suite comprising enclosed panel bath with shower unit over, vanity wash hand basin, low level w.c. with enclosed cistern, partly tiled walls, tiled floor with underfloor heating and heated towel rail with bathroom mirror.

OUTSIDE

PARKING: there is an **ALLOCATED PARKING SPACE** for one car and additional visitor spaces.

TENURE: Leasehold

LEASE: 999 years from 2015.

SERVICE CHARGE: £1,514 per annum with a peppercorn ground rent.

000024501123 **EPC BAND: C**

COUNCIL TAX BAND: C

VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

DIRECTIONS: from our Bourne End office in The Parade turn right and at the mini roundabout turn left into Cores End Road. Continue for approximately a quarter of a mile turning right into Furlong Road where Riverside House will be found, after a short distance, on the left hand side.



MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

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Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

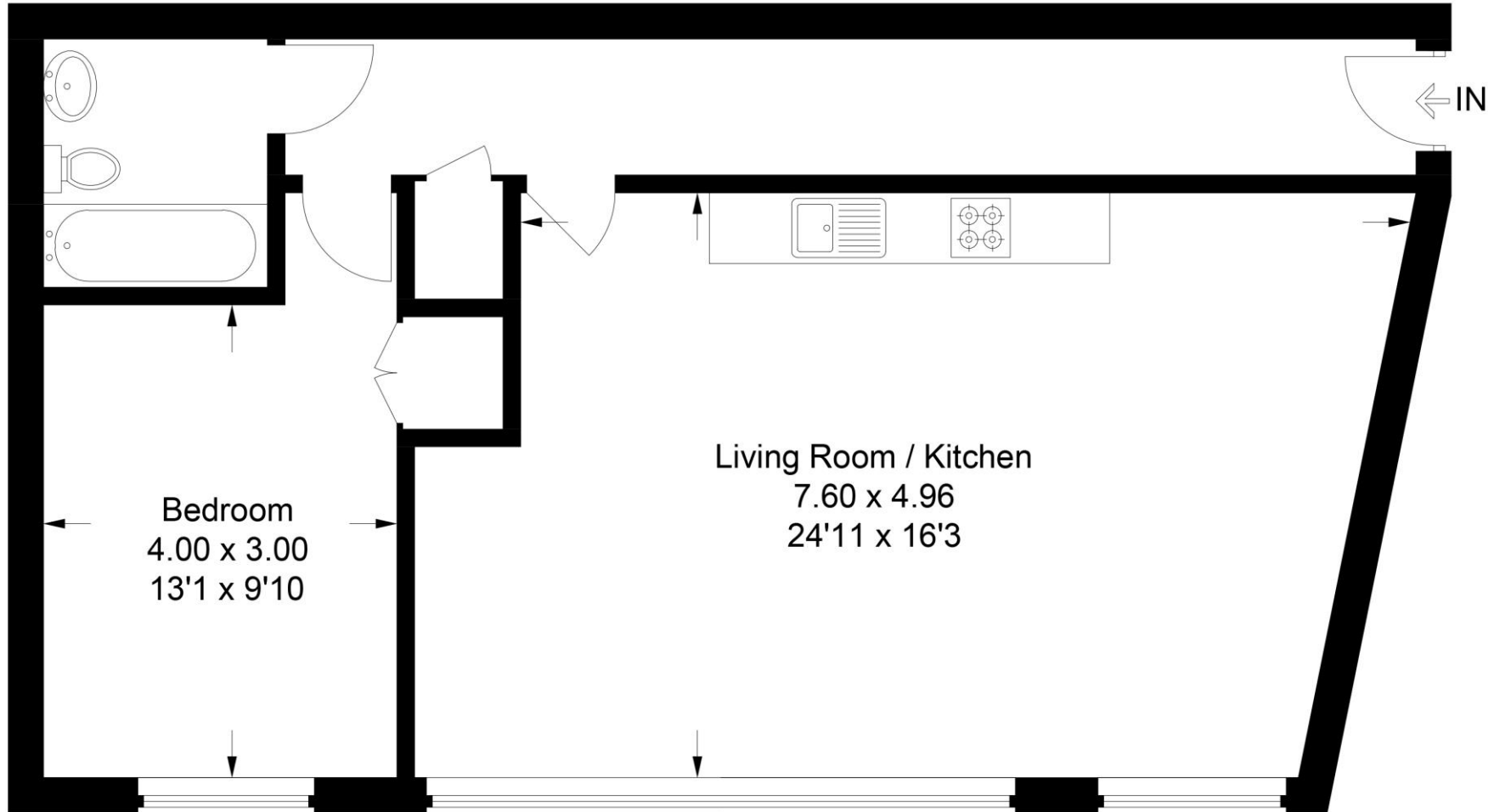
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

3 Riverside House

Approximate Gross Internal Area
70.5 sq m / 756 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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