



**ANDREWS REACH, BOURNE END**  
**PRICE: £685,000 LEASEHOLD**

**am** ANDREW  
MILSOM



**10 ANDREWS REACH  
BOURNE END  
BUCKS SL8 5GA**

**PRICE: £685,000 LEASEHOLD**

Situated on a popular gated development a modern, spacious, two bedroom, two bathroom apartment with truly stunning views over a picturesque stretch of the River Thames and National Trust land beyond.

**WELL KEPT COMMUNAL GARDENS**

**MASTER BEDROOM WITH  
REFITTED ENSUITE SHOWER ROOM**

**SECOND BEDROOM**

**REFITTED BATHROOM**

**ENTRANCE HALL**

**SPACIOUS LIVING/DINING ROOM**

**REFITTED KITCHEN WITH BUILT-IN  
APPLIANCES**

**DOUBLE GLAZING**

**GAS CENTRAL HEATING TO RADIATORS**

**RESIDENT'S PARKING**

**GARAGE**

**TO BE SOLD** An impressive spacious two bedroom two bathroom apartment built in 1998 by Shanly Homes with panoramic views over the River Thames. The property has been significantly improved by its current owners to provide a recently refitted kitchen with modern integrated appliances, refitted en suite shower room and a refitted main bathroom. The property is situated in a gated community and provides good sized and adaptable living accommodation which includes a master bedroom with ensuite shower room, living/dining room with double doors opening onto a private terrace overlooking the river, further

double bedroom, double glazing throughout, gas central heating to radiators, resident's parking and a nearby garage.

The accommodation comprises:

Part glazed front door to **ENTRANCE HALL** with radiator and fitted cupboard housing Megaflo tank. Double doors to:



**LIVING/DINING ROOM 21'0 x 15'8 (6.40 x 4.78m)**

Double glazed windows, double glazed patio doors opening onto terrace, two radiators and coved ceilings, tv ariel point.



**KITCHEN 15'8 x 7'8 (4.78 x 2.34m)**

refitted with a range of wall and base units with Quartz work surfaces, integrated washing machine, fridge/freezer and dishwasher, induction hob with extractor over, electric oven and combination microwave oven, stainless steel one and a half sink and drainer with mixer taps, filter tap and waste disposal. Double glazed window to front, heated towel rail, cupboard housing gas central heating boiler.



**BEDROOM ONE 14'7 x 12'11 (4.45 x 3.94m)** Double glazed window to front, radiator, walk-in storage cupboard and further fitted wardrobes.

**ENSUITE SHOWER ROOM** Refitted suite comprising vanity unit with sink over and storage under, low level WC with enclosed cistern, fully enclosed shower cubicle with wall mounted shower unit, heated towel rail, tiled floor and fully tiled walls.



**BEDROOM TWO 13'11 x 9'6 (4.24 x 2.90m)** Double glazed window to front, radiator and fitted wardrobes.



**BATHROOM** Refitted suite comprising of low level WC with enclosed cistern, vanity unit with sink over and storage under, panel bath with mixer taps and wall mounted shower unit. Heated towel rail, part tiled walls and tiled floor.

#### **OUTSIDE**

**COMMUNAL GARDENS** Attractive gardens to both front and rear of the property.

**SINGLE GARAGE** With metal up and over door, power and light.

#### **ADDITIONAL VISITOR PARKING**



**TENURE** We understand from the vendor that the property is held on a 125 year lease from 1998 therefore approximately 99 years are remaining.

**GROUND RENT** £600 per annum.

**MAINTAINENCE CHARGES** £3000 per annum.

#### **Mooring**

Mooring is available via separate negotiation through the management company.

**EPC BAND C                      REF BO TMD**

**VIEWING** To avoid disappointment, please arrange to view with our Bourne End office on 01628 522666. We shall be pleased to accompany you upon your inspection.

**DIRECTIONS** From our Bourne End office in The Parade turn right and at the mini-roundabout turn right into Station Road. The road continues into Hedsor Road and just before the S-bend turn right into Andrews Reach where there is secure gated access into the development.

*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 and furnishings.*

#### **MONEY LAUNDERING REGULATIONS**

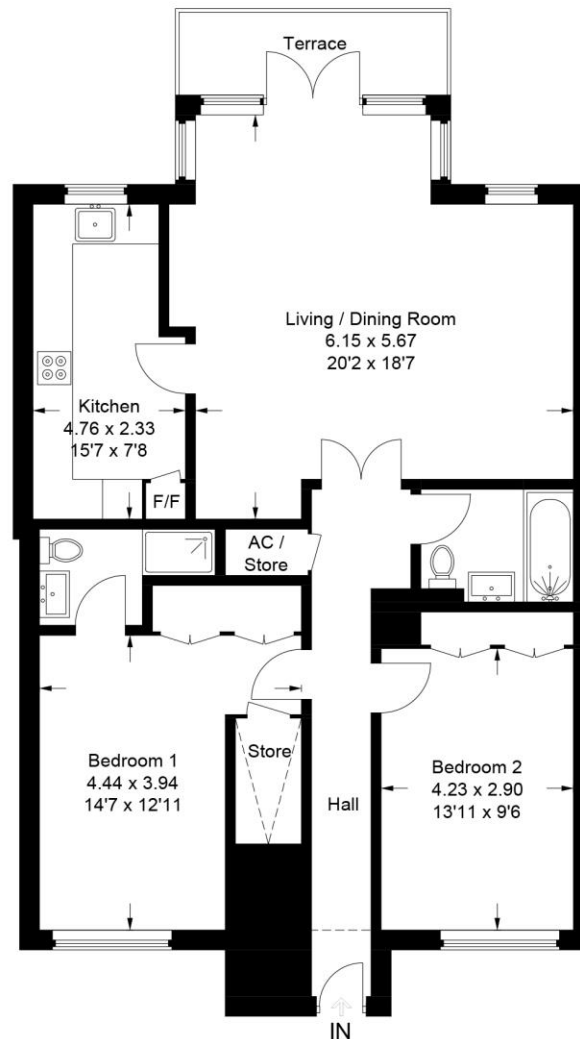
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

#### **LETTING AND MANAGEMENT**

We offer a comprehensive range of services for landlords. Please call 01628 816590 for further details



Approximate Gross Internal Area = 93.0 sq m / 1,001 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.

© CJ Property Marketing Ltd Produced for Andrew Milsom