



HUNT & NASH

Est. 1938

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# 18 Sycamore Close, Bourne End Buckinghamshire SL8 5UT

**GROUND FLOOR APARTMENT: ONE DOUBLE BEDROOM  
DOUBLE ASPECT SITTING ROOM: MODERN FITTED KITCHEN: MODERN BATHROOM  
ALLOCATED PARKING: VISITOR PARKING: WELL MAINTAINED COMMUNAL GROUNDS  
POPULAR DEVELOPMENT: CONVENIENT FOR VILLAGE CENTRE  
EPC RATING D**



A delightful one bedroom ground floor apartment in a very well maintained purpose built block within a very popular development conveniently located for the village centre, train station and The River Thames.

The tastefully decorated accommodation comprises of a double aspect sitting room to the front and the side with an adjacent modern kitchen fitted with a range of matching wall and base units and contrasting worktops.

The double bedroom also enjoys and front aspect and the bathroom is fitted with a modern white suite comprising of a panelled bath with a glass shower screen and shower over, pedestal wash hand basin and a low level WC.

The communal gardens are always well maintained and there is an allocated parking space conveyed with the property. In addition to this there is visitor parking.

The unexpired leasehold interest is 93 years from the original 125 years  
The monthly Service Charge/Maintenance is £70.00 and the annual Ground Rent is £75.00

Bourne End is a sought after Thameside village with thriving shops, restaurants and pubs, excellent schools and a rail station linking via Maidenhead to London Paddington. The village is also conveniently placed for both the M40 (J4) and the M4 (J8/9). Heathrow Airport is approximately 18 miles distant.

## **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**

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

## GUIDE PRICE . . . £265,000 . . . LEASEHOLD

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

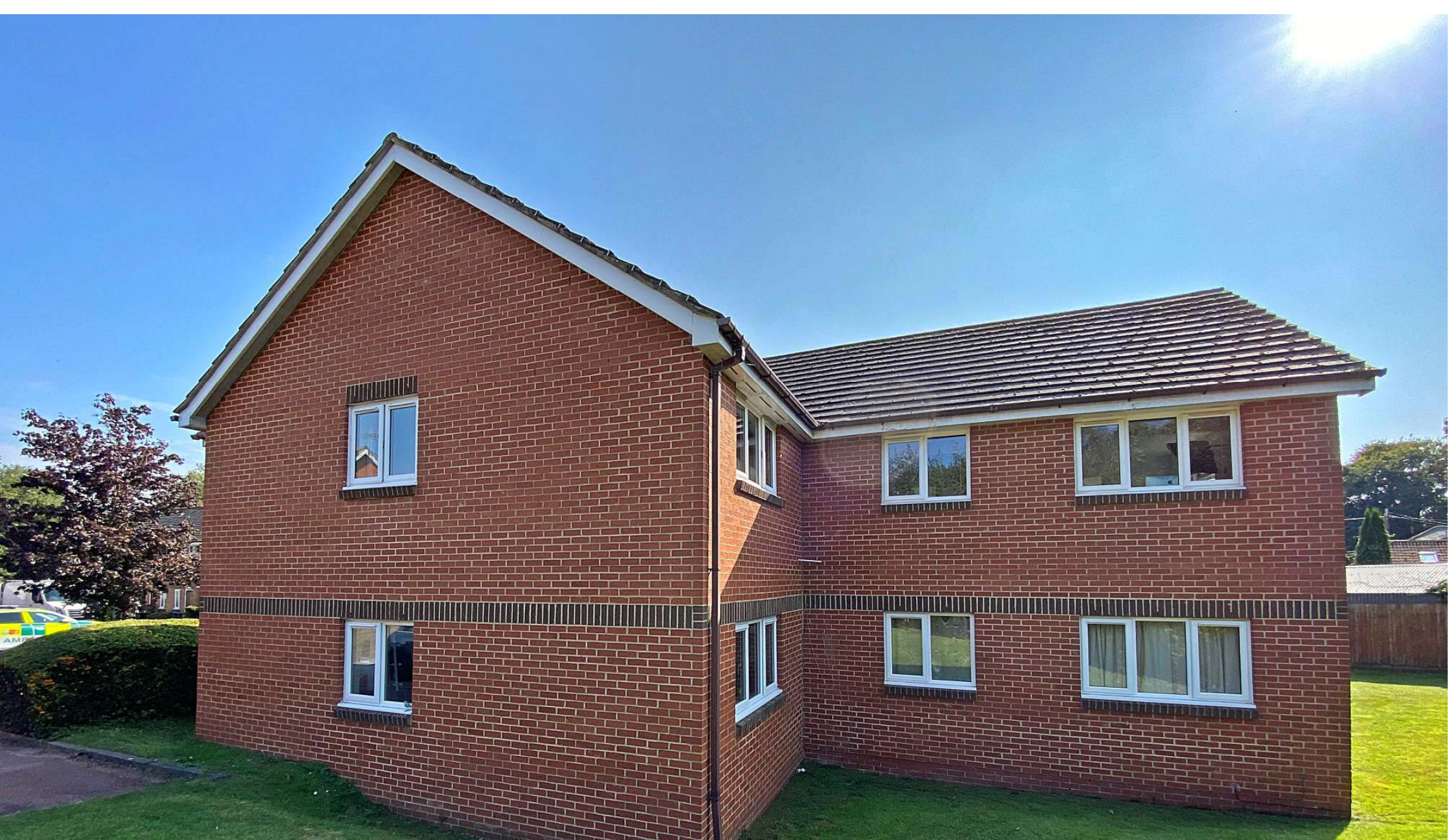
Viewing By Appointment  
Tel: 01628 522568  
Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)



TOTAL APPROX. FLOOR AREA 43.0 SQ.M. (463 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 and should be used as such. Not to scale.  
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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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