

HUNT & NASH

Est. 1938

www.huntandnash.co.uk



6 Sycamore Close, Bourne End Buckinghamshire SL8 5UT

**WELL PRESENTED ONE BEDROOM FIRST FLOOR FLAT
SPACIOUS SITTING ROOM: FITTED KITCHEN
DOUBLE BEDROOM WITH FITTED WARDROBES: BATHROOM
RESIDENT & VISITOR PARKING: CUL DE SAC: CLOSE TO VILLAGE CENTRE
ELECTRIC HEATING: COUNCIL TAX BAND C: EPC RATING D**



This well presented first floor flat is located in a quiet cul de sac comprising of a few terraced houses and two small blocks of flats benefitting from resident's parking bays and additional visitor bays.

The property comprises of a spacious double aspect sitting room with plenty of natural light. The kitchen leads off the sitting room and has been refitted with a range of white matching wall and base units above and below contrasting worktops with space for all the usual appliances.

Also off the sitting room is access to the bedroom, via a bi folding wooden door, that offers a front aspect a range of fitted mirror fronted wardrobes.

The bedroom is complemented by a separate bathroom again fitted with a white suite comprising of a bath, wash hand basin and WC.

There are well maintained communal gardens and ample parking.

UNEXPIRED LEASEHOLD INTEREST OF 86 YEARS | CURRENT ANNUAL SERVICE CHARGE OF £1020 | GROUND RENT OF £75

Bourne End is a sought after Thameside village with thriving shops, cafes and pubs, excellent schools and a rail station linking via Maidenhead to Central London (Elizabeth Line). The village is also conveniently placed for both the M40 (J4) and the M4 (J8/9). Heathrow Airport is approximately 18 miles distant. There are various sporting facilities and opportunities locally including golf at Beaconsfield, Sailing at Upper Thames Sailing Club and Cookham Reach plus Racing at Ascot and Windsor.

HMRC Anti Money Laundering

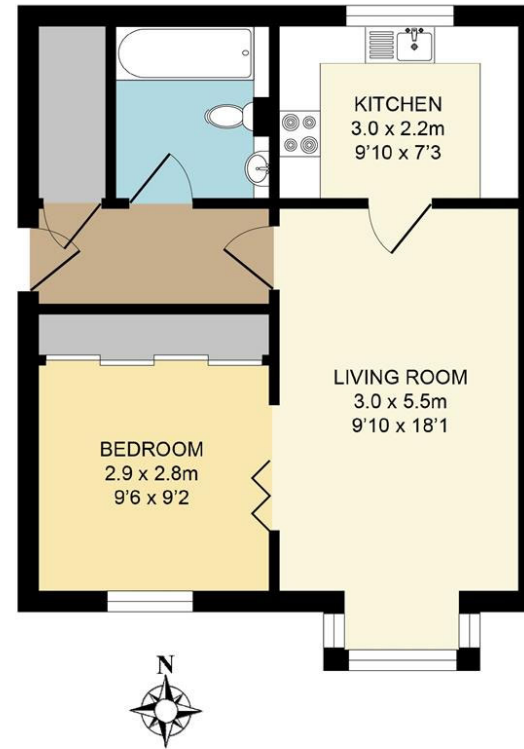
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

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 . . . £235,000 . . . 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



TOTAL APPROX. FLOOR AREA 44.0 SQ.M. (474 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. www.huntandnash.co.uk



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

HUNT & NASH

Est. 1938

www.huntandnash.co.uk