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# 2 Stowe Apartments, Station Road, Bourne End Buckinghamshire SL8 5QH

**STUNNING THREE BEDROOM DUPLEX APARTMENT**  
**WONDERFUL OPEN PLAN LIVING SPACE: FRONT & REAR BALCONIES**  
**THREE BATH/SHOWER ROOMS: FITTED WARDROBES**  
**FITTED INTEGRATED KITCHEN: SECURE GATED PARKING**  
**TWO ALLOCATED PARKING SPACES & AMPLE VISITOR SPACES**  
**IDEAL LOCATION FOR VILLAGE CENTRE AND TRAIN STATION**  
**COUNCIL TAX BAND E: EPC RATING C**



Spectacular duplex apartment offering spacious accommodation over the first and second floors of this landmark development, in the heart of the village, with front and rear balconies promoting plenty of natural light throughout.

The first floor opens into a double height vaulted open plan reception room with two sets of sliding patio doors to the west facing balcony and a range of modern fitted kitchen units along one wall with all the usual integrated appliances. There are two double bedrooms both with access out to the front balcony, both with fitted wardrobes and one with an en suite shower room. There is a separate shower room complementing the other bedroom.

The second floor enjoys an open landing/study area overlooking the living space and leads to the master bedroom with en suite bathroom and walk in dressing area.

Stowe Apartments is surrounded by well maintained communal gardens and there is access via electric gates to the parking area at the rear. This apartment has two allocated parking spaces and there are plenty of visitors parking spaces too.

Bourne End is a popular Buckinghamshire village with excellent communication links via road and rail to Central London. The County is renowned for its choice and standard of state and private secondary schools and is one of the few to maintain grammar schools including The Royal Grammar School, Sir William Borlase and Wycombe High School. There are various sporting facilities and opportunities locally including golf at Beaconsfield, Sailing at Upper Thames Sailing Club and Cookham Reach.

The tenure of this property is Leasehold with approximately 118 years unexpired  
Current Annual Service Charge: £1800  
Ground Rent: £125 per annum

## **HMRC Anti Money Laundering**

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

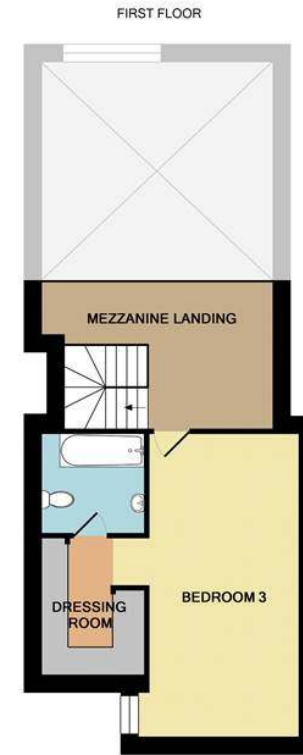
**Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR**

## GUIDE PRICE . . . £695,000 . . . LEASEHOLD

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

Tel: 01628 522568

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



This plan is for illustrative purposes only and should be used as such. Not to scale. Produced for Hunt and Nash





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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