



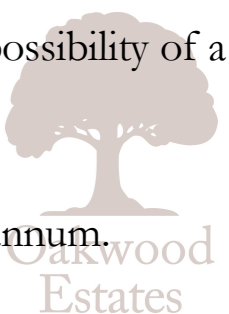
This well presented SHARE OF FREEHOLD one DOUBLE BEDROOM GROUND FLOOR purpose built flat is situated within a short walk of Bourne End village and railway station:

Accommodation comprises: Entrance hall, double bedroom, shower room, living room, and fitted kitchen with a range of eye and base level units and appliances.








There is a single garage in a block and resident's parking. Externally, the flat benefits from well maintained communal gardens.

This property comes to the market with no onward chain allowing the possibility of a quick sale.

There is £0 ground rent and a maintenance charge of £2130 per annum.



Property Information

-  COUNCIL TAX BAND - C
-  RECENTLY REDECORATED THROUGHOUT
-  ONE DOUBLE BEDROOM
-  GARAGE IN A BLOCK
-  EPC RATING - E
-  RESIDENT PARKING
-  GROUND FLOOR FLAT

					
x1	x1	x1	x1	N	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Location

Set within easy reach of the popular Bourne End village and mainline train station which provides access to Central London and the East. There a number of excellent independent shops and restaurants within the village

Schools And Leisure

The surrounding area provides excellent schooling for children of all ages both in the private and state sector. There are numerous sports clubs including tennis, rugby,

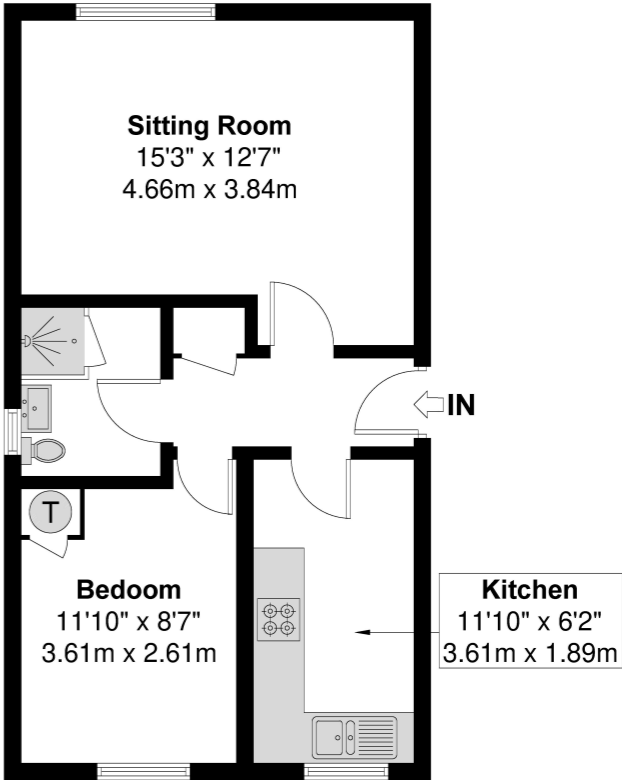
rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Bourne End, which is within easy reach. The local area has many walking trails and nearby amenities include golf, an indoor swimming pool and Braywick Leisure centre, a multiplex cinema, shops and restaurants.

Council Tax
Band C

Floor Plan



Rowan House
Approximate Floor Area = 40.92 Square meters / 440.46 Square feet



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

