



- Immaculate Show Home Finish
- Studio Apartment
- Long Lease
- Combi Boiler to Radiators
- First Floor With Lift
- Walk To Railway Station

Located in between the villages of Wooburn Green and Bourne End village, this luxury first floor apartment will be ideal for first time buyers and those looking to downsize. With car parking to the front, a communal front door opens into the entrance lobby with a lift and stairs to the first floor. The apartment provides an open plan layout with a high specification kitchen including granite worktops, electric oven and dual induction hob, integrated fridge freezer, washing machine and dishwasher. The sitting area has a window to side aspect and a central partition, complete with rotating TV mounting enables viewing from both the sitting area and the sleeping area. The latter also has a window to side aspect and some fitted wall units with one of them housing the combi boiler. The shower room comprises of a shower cubicle, wash basin and WC, heated chrome towel rail and tiling to walls & floor.

Additional features include two 1m x 1m lockable storage units adjacent to the apartment. The property is within a level walk of Bourne End railway station providing access to London Paddington, and externally there is a bicycle store with courtyard gardens to the rear.

Additional information to be verified by solicitor:

There are approximately 120 years remaining on the lease.

Council Tax Band B.

Energy Performance Rating (EPC) 82 (B).

Service charge £1,300 per year.

Ground rent £350 per year.



FIRST FLOOR
288 sq.ft. (26.7 sq.m.) approx.

TOTAL FLOOR AREA : 288 sq.ft. (26.7 sq.m.) approx
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