

# CRENDON **H**OUSE

Est. 1971

**Bourne End - NO Chain**  
**£250,000- Leasehold**



**A second floor apartment situated in a superb location within the village centre of Bourne End and offered to the market with NO upper chain. The property is clean & tidy throughout and offers spacious rooms including a 17ft + Living Room, separate kitchen, 2 double bedrooms, fitted bathroom and a garage with further parking & visitors spaces. Further benefits include far reaching views, beautiful communal gardens & double glazing. All of this located within a short walk of Bourne End's local amenities and mainline train station to London Paddington**

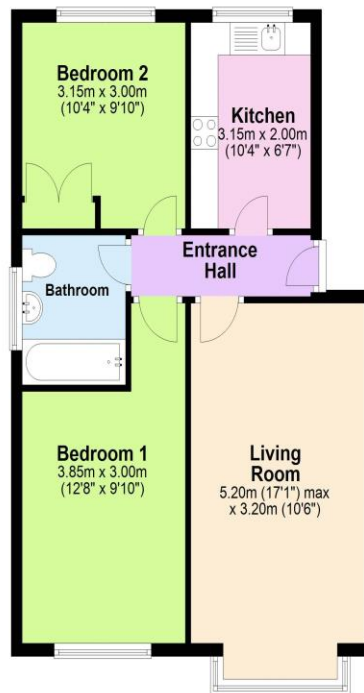
**\* Garage & Parking \* Communal Gardens**  
**Council Tax Band - C EPC Rating - D**

**No Chain**  
**Garage & Parking**  
**Stunning Views**

**Village Centre Location**  
**Walk to Train Station**  
**Double Glazed**

# **18 Rowan House, Blind Lane, Bourne End, Buckinghamshire, SL8 5TG**

Ground Floor



These measurements are not to an exact scale, more they are for guidelines and to give a rough estimate  
Plan produced using PlanUp.

## **Accommodation Comprises:**

Entrance Hall  
Living Room  
Kitchen  
2 Double Bedrooms  
Bathroom  
Garage & Parking:

## **Leashold Information:**

Lease Term Remaining: 984  
Ground Rent: Peppercorn  
Service Charge: £2261 per annum

## **Council Tax Band: C**

## **EPC Rating: D**

### **Please Note**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.

**TO VIEW THIS PROPERTY: -  
PLEASE CONTACT CRENDON HOUSE ESTATE AGENTS ON**