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PRICE: £225,000 LEASEHOLD

**1 THE MAPLES, WILLOWS ROAD, BOURNE END
BUCKINGHAMSHIRE SL8 5HD**

An opportunity to acquire this delightful one bedroom ground floor apartment which is conveniently located for local shops and within approx 0.5 miles of Bourne End railway station, branch line To Maidenhead (Paddington/Elizabeth Line). The property is offered for sale with no onward chain and features a long lease in excess of 970 years remaining.

*** COMMUNAL ENTRANCE HALL * PRIVATE ENTRANCE HALL * LIVING ROOM * KITCHEN
* BEDROOM * SHOWER ROOM * RESIDENT CAR PARK * NO ONWARD CHAIN
* EPC RATING TBC * COUNCIL TAX BAND C**

DIRECTIONS for SAT NAV: SL8 5HD

Lease: 970 years remaining

Service charge & ground rent £1890 per annum

ACCOMMODATION



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. Whilst these particulars are believed to be correct their accuracy is not guaranteed and are given without responsibility. They do not form part of any contract.



Total floor area 59.0 sq.m. (636 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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