

Flats 1 - 4
86 - 88 The Parade
Bourne End
Buckinghamshire
SL8 5SS

HUNT & NASH

Est. 1938

www.huntandnash.co.uk

01628 522568
bourneend@huntandnash.co.uk



86 - 88 The Parade, Bourne End

A recently completed development of four spacious contemporary two bedroom apartments, including a stunning penthouse, ideally located in the heart of the village, above commercial premises, that has been finished to an exceptionally high specification with allocated parking and private outside spaces.

Specification

Exterior

- Secure parking area with barrier
- Bespoke stainless steel and glass balconies/ terraces*
- Allocated parking bays
- Uniformed letter boxes
- Lighting to balconies and terrace areas
- Entry system and high security locks

Interior

- Amtico style flooring to living areas and hallways
- High quality interior doors
- New powder coated double glazing with security locks to windows and doors
- LED downlighting to kitchen areas
- High quality paint finishing to all walls
- Ceramic tiling to all bathroom, shower rooms and en suites
- High quality fitted carpets to all bedrooms
- Spacious fitted or walk in wardrobes*
- Satellite TV, broadband and telephone points to all living rooms
- Smoke and Heat detectors
- Communal entrance hall with entry phone

Kitchen

- Custom designed high gloss kitchen wall and floor units with solid granite worktops
- Range of high specification appliances:
 - Integrated electric hob with powerful extractor
 - Fan assisted oven
 - Fully integrated washer/dryer
 - Integrated fridge & freezer
 - Stylish integrated dishwasher
 - Stainless steel designer sink with dual control mono block mixer
 - Soft close drawers and doors
 - Under unit lighting

Bathroom and En Suite

- Contemporary white sanitary ware with vanity unit
- Contemporary concealed cistern toilets with soft close feature
- Walk in showers to en suites*
- Stylish modern chrome taps and fittings
- Fitted mirrors
- Shaver points
- Ceramic tiling to floors, walls, baths and shower areas
- Chrome Heated towel rails

*Specification is apartment specific and is subject to updating or change at any time, the specification for each apartment must be checked at the point of reservation.

Location / Surroundings (Times and distances are approximate)

Direction Address:

86 - 88 The Parade
Bourne End
Buckinghamshire SL8 5SS

Travel time by Rail (from Bourne End Station)

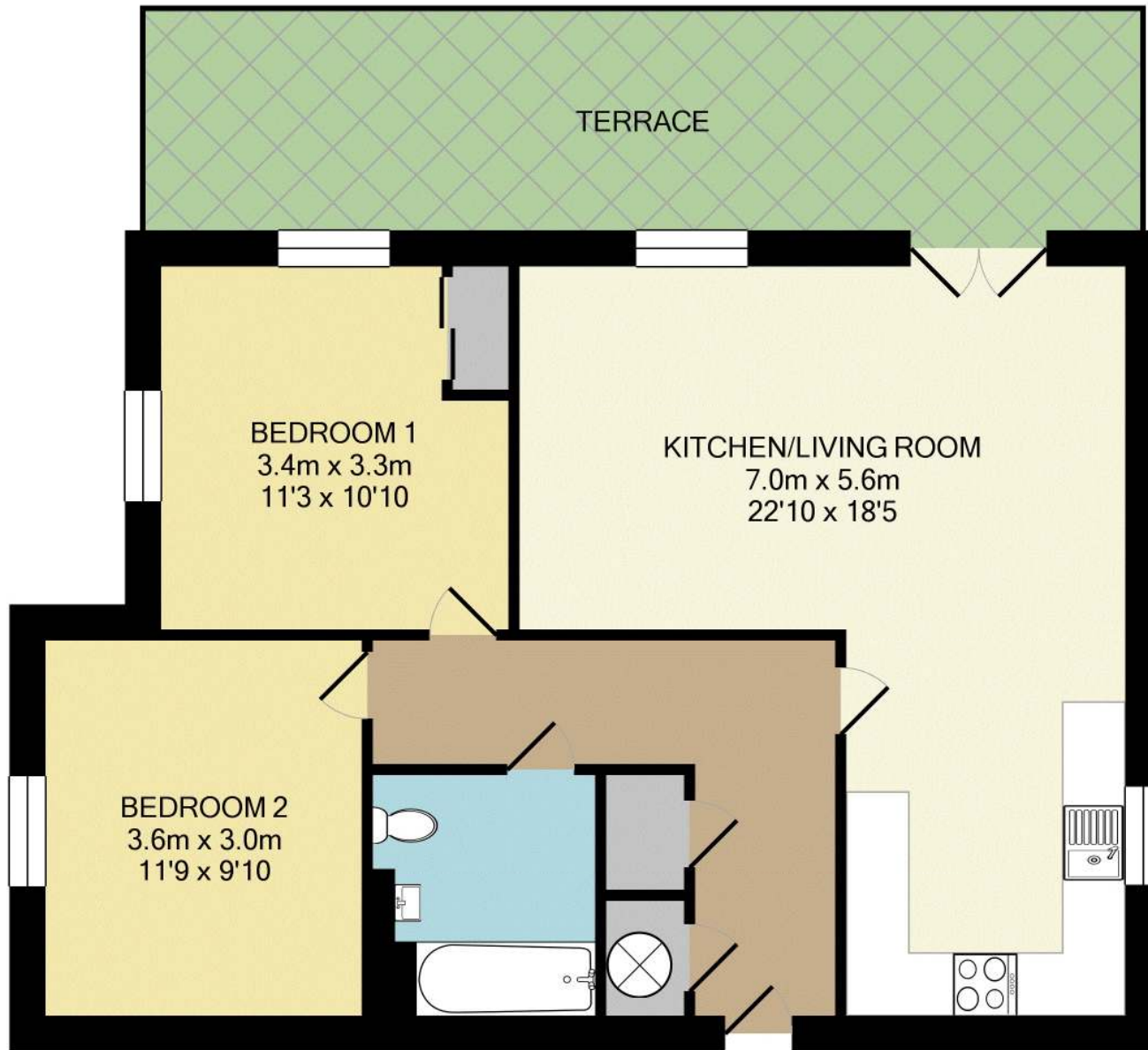
Marlow - 8 mins
Reading - 32 mins
London Paddington - 1hr

Distance by Road (from The Parade)

Bourne End Station - 0.2 miles
Marlow Station - 4 miles
M40 - 4.0 miles
M25 - 11 miles

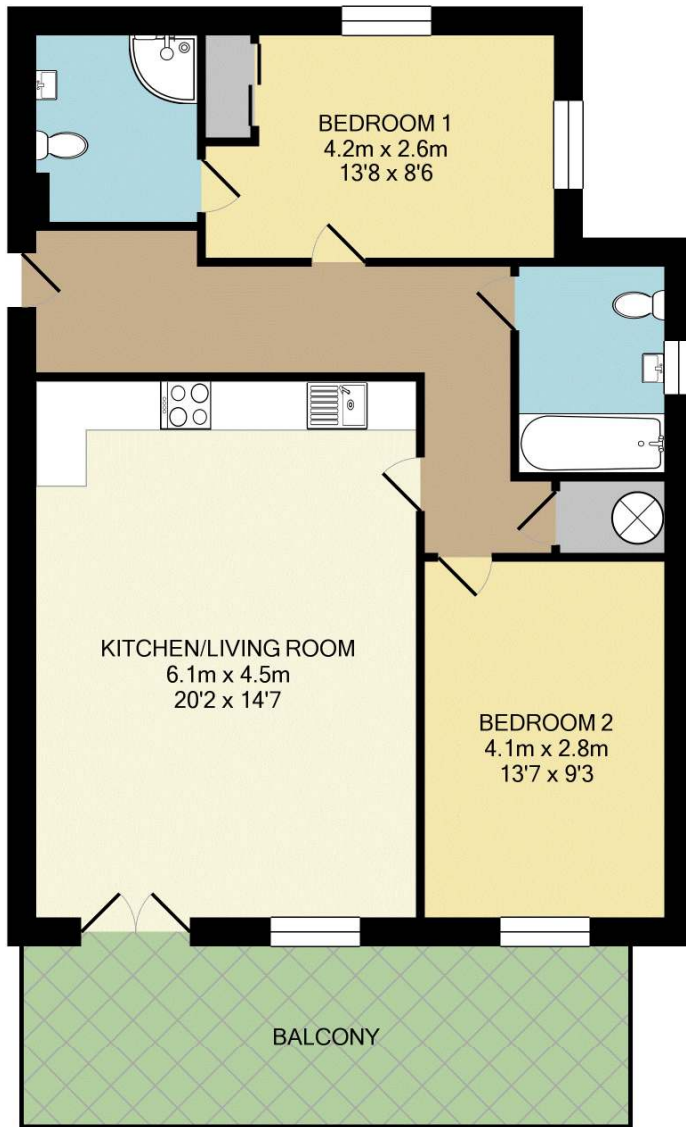
Distance to Airport (from The Parade)

London Heathrow - 15.8 miles
London Luton - 31.9 miles

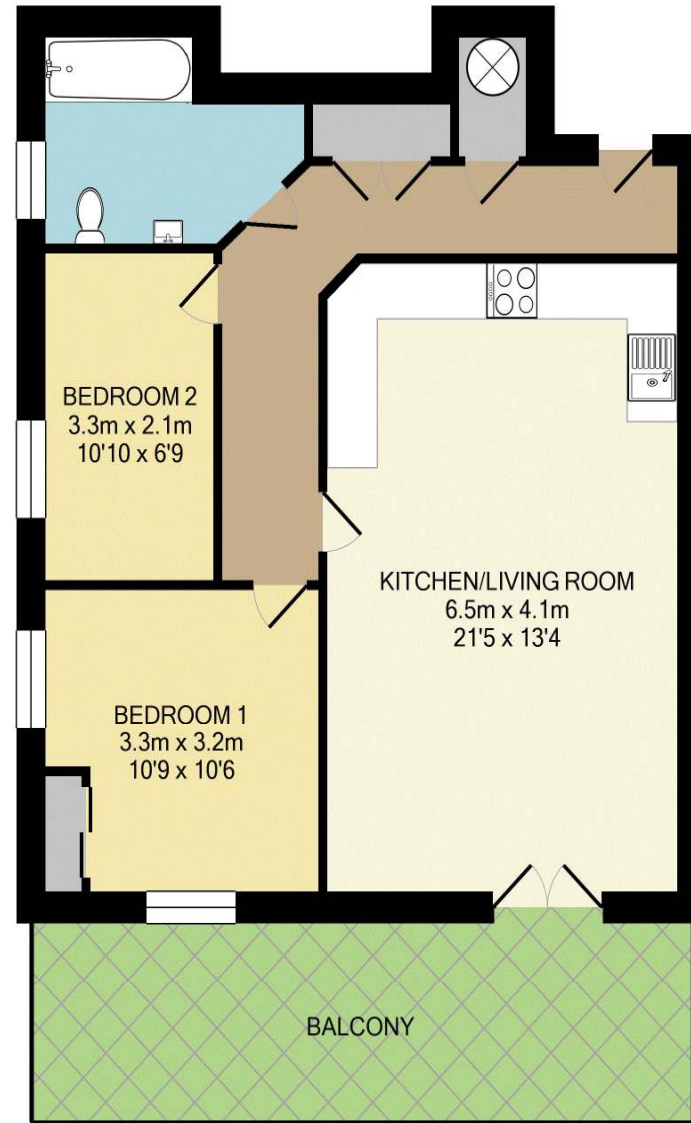


FLAT 1 - TOTAL APPROX. FLOOR AREA 67.0 SQ.M. (720 SQ.FT.)
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. Hunt and Nash Estate Agents.

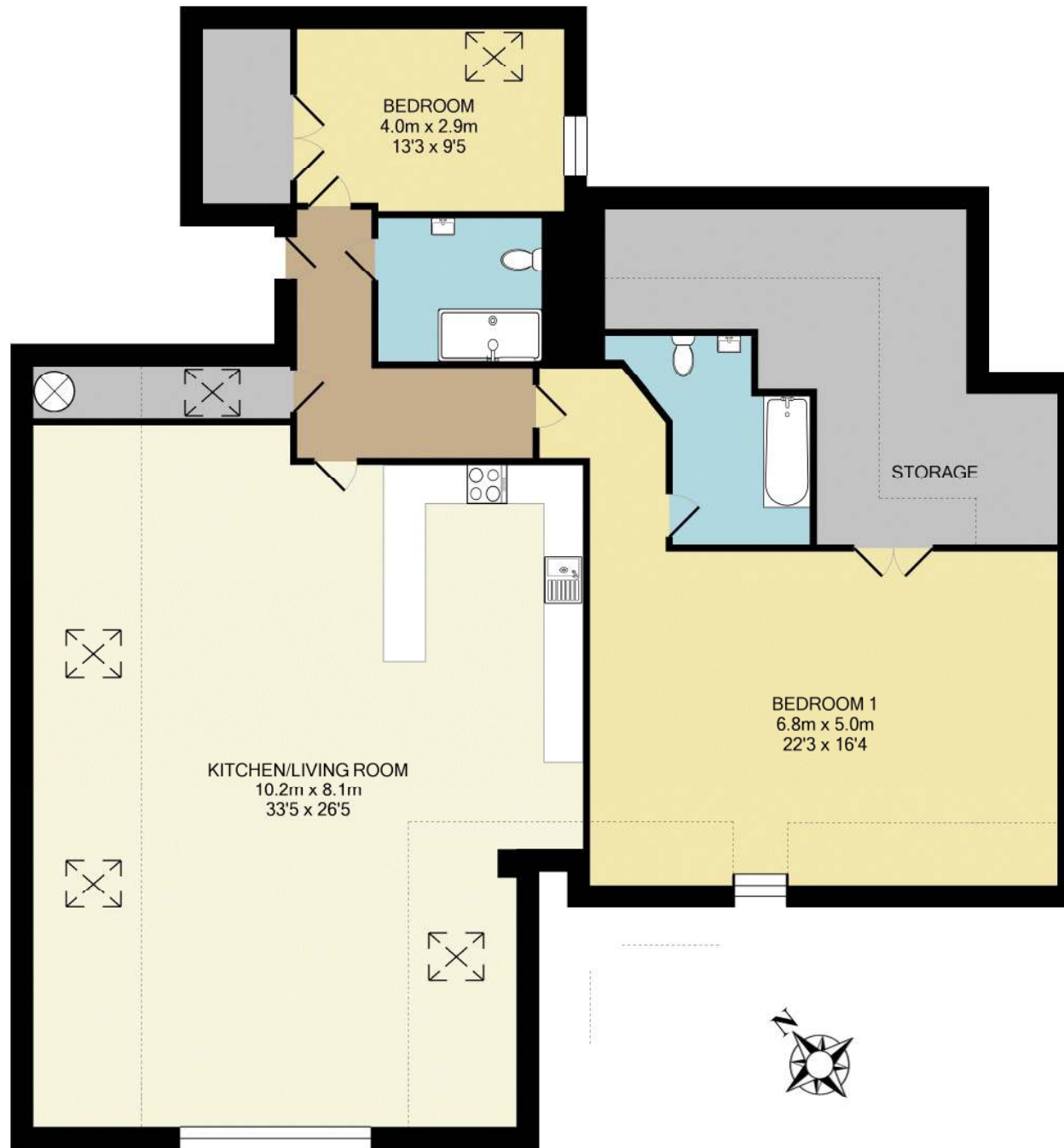




FLAT 2 - TOTAL APPROX. FLOOR AREA 72.0 SQ.M. (676 SQ.FT.)
 All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. Hunt and Nash Estate Agents.



FLAT 3 - TOTAL APPROX. FLOOR AREA 63.0 SQ.M. (678 SQ.FT.)
 All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. Hunt and Nash Estate Agents.



FLAT 4 - TOTAL APPROX. FLOOR AREA 174.0 SQ.M. (1873 SQ.FT.)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. Hunt and Nash Estate Agents.





HUNT & NASH

Est. 1938

www.huntandnash.co.uk

01628 522568
bourneend@huntandnash.co.uk
huntandnash.co.uk

12 The Parade
Bourne End
Bucks, SL8 5SY



Note: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurement are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, eg, fitted carpets and furniture. All images or computer generated images are for illustrative purposes only and can vary from property to property. This material is protected by the laws of copyright. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.