



Station Court, Station Road, Buckinghamshire, SL8 5YQ

**£275,000** *Leasehold*



A modern first-floor one-bedroom apartment within a small development, complete with allocated parking, in a central and convenient location in Bourne End, ideal for both homeowners and investors.

#### KEY FEATURES

- Modern apartment in small development
- Open plan living, kitchen and dining area
- Modern shower room
- Allocated parking
- Underfloor heating and double glazed windows
- Close to local amenities and station



**Beaconsfield**

01494 677 978 | [beaconsfield@winkworth.co.uk](mailto:beaconsfield@winkworth.co.uk)

**Winkworth**

for every step...





## DESCRIPTION

Designed for modern living, this stylish apartment features an open-plan layout that creates a natural flow for relaxing, cooking and entertaining. The living area is bright and airy with large windows and includes a dedicated dining space. The contemporary kitchen combines style and practicality, with a range of wall and base units and fitted appliances. Off the main living area, you'll find a double bedroom and a contemporary shower room.

Outside, allocated parking is available adjacent to the development.

## LOCATION

The property is situated close to Bourne End train station, providing excellent transport links into London via Maidenhead, including Crossrail, while being at the end of the line to minimise noise. Local shops and amenities are just 0.2 miles away, with Bourne End Marina and scenic riverside and country walks nearby. The popular towns of Beaconsfield, Marlow, and High Wycombe are all within 4–5 miles.

## MATERIAL INFORMATION

**Tenure:** Leasehold

**Term:** 995 year and 0 months

**Service Charge:** Currently £3600 per annum

**Ground Rent:** £ 0 Annually

**Council Tax Band:** C

**EPC rating:** B

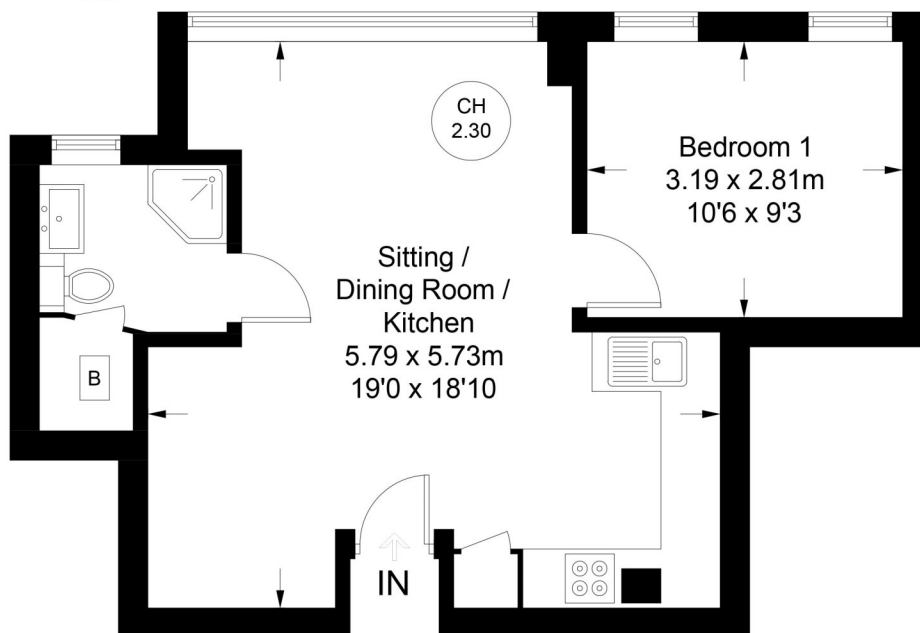


Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Approximate Gross Internal Area = 40.2 sq m / 433 sq ft



CH  
2.30 = Ceiling Height



## First Floor

Floor Plan produced for Winkworth by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**Beaconsfield**

01494 677 978 | [beaconsfield@winkworth.co.uk](mailto:beaconsfield@winkworth.co.uk)

**Winkworth**

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.