



# THE MEWS

STATION ROAD, MARLOW, BUCKINGHAMSHIRE





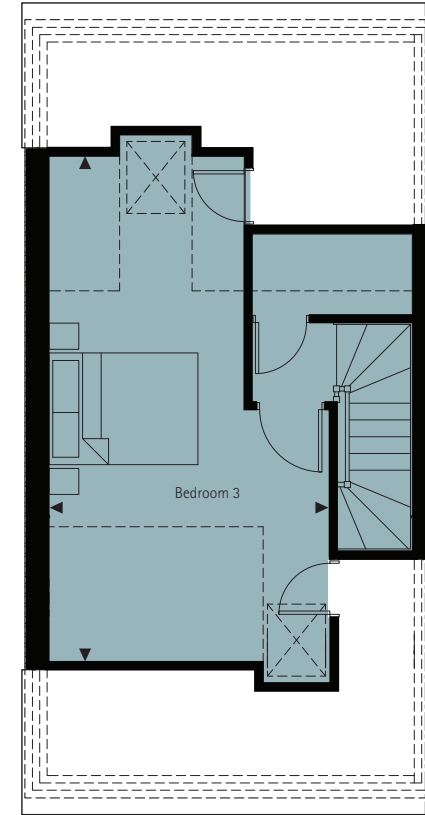
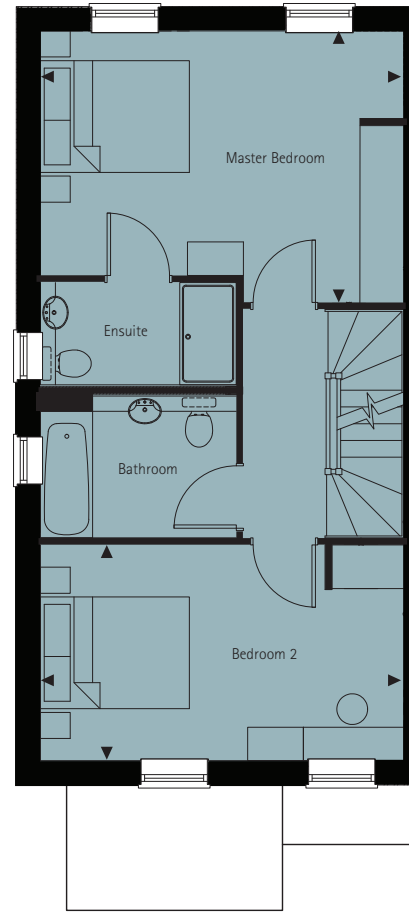
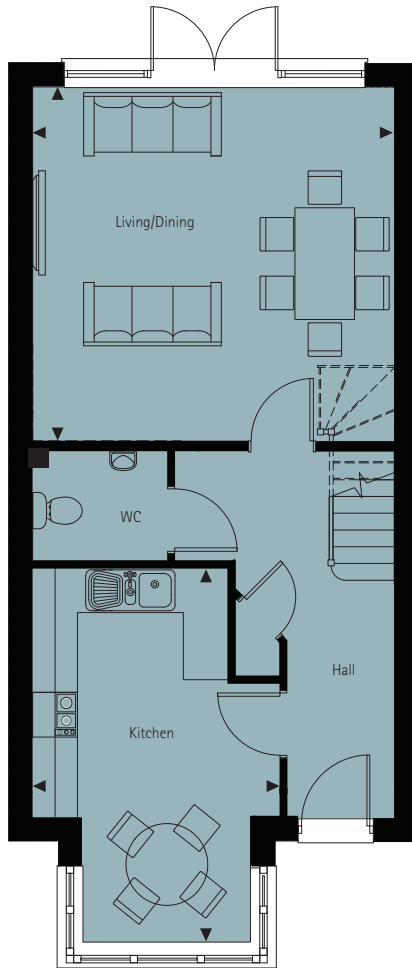
# THE MEWS

STATION ROAD, MARLOW

A unique collection of three bedroom homes in the vibrant heart of Marlow.

Marlow town centre's many shops, bars and restaurants are moments away. The train station which provides a service to Maidenhead, then onwards to London Paddington, is a mere 2 minute walk.





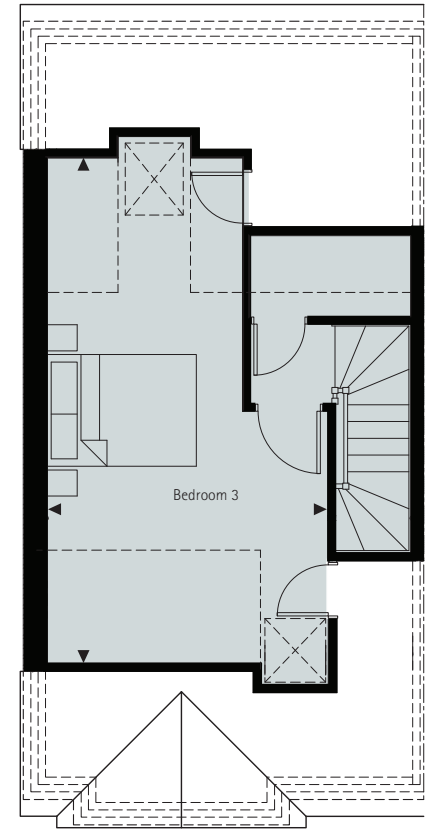
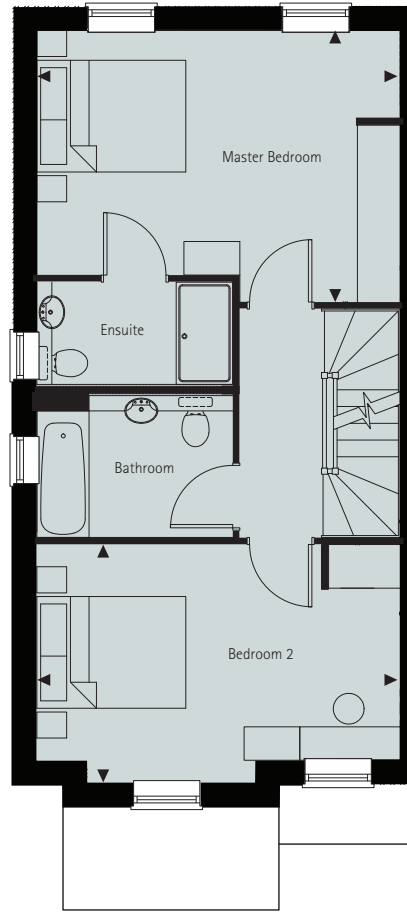
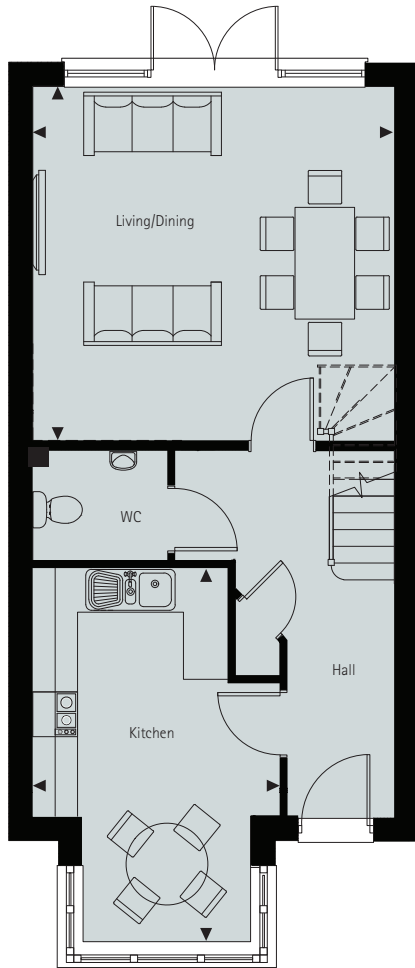
Living/Dining	4880 x 4750	16'0" x 15'6"
Kitchen	5020 x 2755	16'5" x 9'0"

Master Bedroom	4880 x 3645	16'0" x 11'9"
Bedroom 2	4880 x 2895	16'0" x 9'5"

Bedroom 3	6780 x 3770	22'2" x 12'3"
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----- Denotes skylings

# HOUSES 2, 3 AND 6



Living/Dining	4880 x 4750	16'0" x 15'6"
Kitchen	5020 x 2755	16'5" x 9'0"

Master Bedroom	4880 x 3645	16'0" x 11'9"
Bedroom 2	4880 x 3230	16'0" x 10'6"

Bedroom 3	6780 x 3770	22'2" x 12'3"
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----- Denotes skylings



# SPECIFICATION

## OUTSIDE YOUR NEW HOME

- Smart black front doors with polished chrome ironmongery
- Double glazed lockable white painted traditional timber windows and French doors
- Front gardens with paths and planting with a dwarf wall and black railings to the front boundary
- Chrome wall lights to front and rear
- Rear gardens laid to lawn with patio and paths, water tap and external power socket
- 1.8 metre timber privacy fencing
- Timber garden shed for cycle storage
- 2 allocated parking spaces for each home
- Communal lighting

## INTERIOR DÉCOR

- Walls painted in neutral "Calico" with white ceilings
- Glossy white skirtings and architrave
- White grooved internal doors with chrome ironmongery
- Glossy white staircase with walnut stained handrail
- Mirrored sliding wardrobe doors in the master bedroom and bedroom 2

## KITCHENS

- Fully fitted 'Hacker' kitchen cabinetry from Germany with a choice from our selected range \*
- Composite stone worksurfaces and upstands with a choice to compliment cabinets \*
- Siemens stainless steel oven, and integrated microwave
- Siemens induction 4 ring hob
- Integrated extractor hood, dishwasher, fridge/freezer and washer/dryer
- Stainless steel sink with mixer tap
- LED under unit lighting
- Recessed downlights

## CLOAKROOM, BATHROOM AND ENSUITE

- White sanitaryware with stylish chrome mixer taps
- Showers over baths with glass screen
- 2 drawer white vanity unit below basins
- Mirrored cabinet with concealed shaver socket to bathroom and ensuite
- Chrome heated towel rail to cloakroom, bathroom and en-suite
- Stunning ceramics chosen from our range. \* Fully tiled to baths and showers, with half height tiling edged with chrome to all other walls
- Ceramic tiled floors \*

## HEATING, LIGHTING AND ELECTRICS

- Solar panels fitted to the rear of each home for energy efficiency
- Gas central heating with radiators and chrome heated towel rails
- Recessed downlights illuminate kitchens, cloakroom, bathroom, ensuite, and entrance hall
- Pendant fixtures to living/dining and all bedrooms
- Sockets and switches in chrome to hall, living and landing
- Ample sockets and switches in white to kitchen and each bedroom
- TV points and TV aerial to living room and bedrooms (wired ready for Satellite TV)
- Telephone point
- Smoke Alarm
- Heat detector
- CO2 monitor

## PEACE OF MIND

- 10 year structural warranty
- Handyman half day visit to fit curtains tracks, blinds, shelving and hang artwork after you complete
- Keybox for spare keys
- 24 hour emergency help line (for two years after completion)



Barham Avenue, Elstree



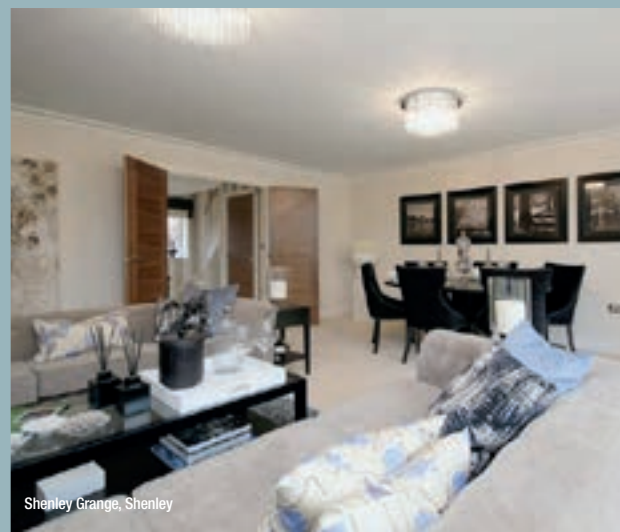
Portobello Terrace, Barnes



Portobello Terrace, Barnes



Ikon, Wandsworth



Shenley Grange, Shenley



Ikon, Wandsworth

## NICHOLAS KING HOMES

Nicholas King Homes treats each of its clients as an individual, tailoring the home buying process to make life as easy and stress free as possible. Initiatives include providing a lock box for spare keys, fitting TV aerials as standard, as well as providing the services of a handyman to fit curtain tracks, shelves and hang pictures.

For assistance, the company provides a 24-hour help-line. Any issues are dealt with quickly, with 'no-fuss' compensation offered automatically should any appointment be missed. Quality control questionnaires and a comprehensive support infrastructure ensure that dealing with Nicholas King Homes is an enjoyable experience. Nicholas King Homes was founded 25 years ago in the belief attention to detail, in design, construction and customer service, is our key focus.

[www.nkhomes.com](http://www.nkhomes.com)





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All dimensions are approximate, floor plans and images are for guidance only. Computer generated illustrations are indicative and may change. Nicholas King Homes operates a policy of continuous improvement and therefore details herein may change. Where choices are offered, these are subject to the stage of construction at the time of reservation. Please check with the Sales Executive. Information supplied within this brochure may vary and therefore does not form any part of any contract. NK1122