



13 MARLOW MILL, MARLOW
PRICE: £1,495,000 SHARE OF FREEHOLD



**13 MARLOW MILL
MILL ROAD
MARLOW
BUCKS SL7 1QD**

PRICE: £1,495,000 SHARE OF FREEHOLD

A well-appointed and spacious four bedroom three storey town house ideally located on this popular development with views over the River Thames to the rear and its own private mooring.

**PRIVATE SOUTH WEST FACING PATIO:
FOUR BEDROOMS: FAMILY
BATHROOM: SHOWER ROOM:
TWO CLOAKROOMS: GARDEN ROOM:
LIVING ROOM WITH BALCONY:
DRESSING ROOM: MODERN KITCHEN
WITH DINING AREA: GARAGE:
DRIVEWAY PARKING: DOUBLE
GLAZING: GAS CENTRAL HEATING TO
RADIATORS. NO ONWARD CHAIN.**

TO BE SOLD: Forming part of this popular riverside development, a spacious four storey town house providing adaptable and well planned living accommodation with stunning views towards the River Thames to the rear. Marlow Mill is conveniently located within close proximity of Marlow town centre with an excellent range of shopping, sporting and social facilities as well as schools for children of all ages. Marlow also has a railway station with trains to London Paddington, via Maidenhead, which links to the Elizabeth Line. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively. The accommodation comprises:

COVERED ENTRANCE with glazed door to **ENTRANCE HALL** tiled floor, stairs to First Floor Landing with storage cupboard under, radiator and door to Garage.

CLOAKROOM comprising low level w.c., glazed wash hand basin, tiled floor.



GARDEN ROOM south westerly aspect room with double glazed doors leading to the rear garden, double glazed window, cupboard housing central heating boiler, shelved storage cupboard, radiator.

FIRST FLOOR LANDING stairs to Second Floor.



LIVING ROOM rear aspect room with double glazed doors to a south west facing **BALCONY** where there are superb river views, radiator.

CLOAKROOM low level w.c., heated towel rail.



KITCHEN & DINING AREA fitted with a range of bespoke high quality floor and wall units, composite work surfaces, island with inset Miele ceramic hob with pan drawers below, one and a half bowl enamel sink unit with waste disposal, integrated dishwasher, Miele oven, fridge freezer, wooden flooring, radiator, front aspect double glazed windows.



SECOND FLOOR LANDING

BEDROOM ONE south westerly facing double glazed windows providing superb views over the garden and towards the River Thames, built in wardrobe, radiator. **DRESSING ROOM** fitted hanging and shelving



FAMILY BATHROOM white suite of enclosed bath with granite surround, shower attachment, vanity wash hand basin with granite tops, tiled floor, radiator, heated towel rail, low level w.c.

BEDROOM THREE front aspect room with double glazed window, built in wardrobe, radiator.

THIRD FLOOR LANDING with Velux window, access to loft space.

BEDROOM TWO rear aspect room with double glazed window providing river views, built in eaves storage cupboards, radiator.

SHOWER ROOM white suite comprising tile and glazed shower cubicle, glazed wash basin, low level w.c., tiled floor, radiator.

BEDROOM FOUR dual aspect room with Velux windows, radiator.

OUTSIDE



TO THE FRONT of the property there is driveway parking for two cars in front of the **GARAGE** with electrically operated roller door, **Utility Area** with sink, space and plumbing for washing machine.



SOUTH WEST FACING PRIVATE PATIO with covered seating area opening to the delightful riverside communal gardens which are predominantly laid to lawn with well stocked

flower and shrub borders. A pillared rose arbour and walkway leads towards the river.

MOORING: This property comes with a mooring in the nearby basin.

TENURE: Share of Freehold.

M46630922 **EPC BAND: C**
COUNCIL TAX BAND: G

VIEWING: Please arrange a visit by contacting us on **01628 890707** or **homes@andrewmilsom.co.uk**

DIRECTIONS: Using the postcode **SL7 1QD** 15 Marlow Mill is located parallel to Mill Road close to its border with Lock Road.

SERVICE CHARGE: NB. Whilst there is a share of the freehold, Marlow Mill enjoys well kept communal gardens, lagoon, and roadways and each property currently contributes £150 per month including weekly gardening when needed, bi annual washing of the white cladding, any tree surgery work, washing paviers all in accord with the original 999 year lease. This now includes wine and food for the annual garden party.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. 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, fixtures and fittings.

Approximate Gross Internal Area
 Ground Floor = 58.7 sq m / 632 sq ft (Including Garage)
 First Floor = 61.2 sq m / 659 sq ft
 Second Floor = 60.8 sq m / 654 sq ft
 Third Floor = 60.8 sq m / 654 sq ft
 Total = 241.5 sq m / 2,599 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Andrew Milsom