



10 PEEL LODGE, MARLOW
PRICE: £400,000 LEASEHOLD

am ANDREW MILSON

**10 PEEL LODGE
DEAN STREET
MARLOW
BUCKS SL7 3FH**

PRICE: £400,000 LEASEHOLD

An immaculately presented one bedroom first floor retirement apartment situated on a popular and sought after development within walking distance of Marlow town centre.

**COMMUNAL GROUNDS:
DOUBLE BEDROOM:
LIVING/DINING ROOM: SHOWER ROOM:
KITCHEN: COMMUNAL GROUND SOURCE
HEAT PUMP:
DOUBLE GLAZING
COMMUNAL OWNERS LOUNGE:
GUEST SUITE:
SECURITY ENTRY AND ON SITE LODGE
MANAGER MONDAY-FRIDAY:
24 HOUR SUPPORT VIA CARE-LINE
SYSTEM:
CAR PARK:**

TO BE SOLD: this spacious and light first floor apartment forms part of the Peel Lodge development, built by Churchill Retirement in 2018. Peel Lodge offers a range of facilities includes the owners lounge, lodge manager Monday-Friday and various group activities. The property is situated within walking distance of Marlow town centre which offers amenities for day to day needs. Marlow High Street with an excellent range of shopping, sporting and social facilities together with the railway station with trains to London Paddington, via Maidenhead. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively. The accommodation comprises:

COMMUNAL FRONT DOOR with entry phone system and lift to first floor.

COMMUNAL ENTRANCE HALL with stairs to First Floor, timber front door to:

ENTRANCE HALL with coved ceilings with dado rail, video door entry system and large storage cupboard.



LIVING/DINING ROOM with coved ceilings, double glazed window overlooking residents gardens, television aerial point, radiator.



KITCHEN fitted with a range of wall and base units, integrated under unit fridge and freezer,

stainless steel electric oven, ceramic hob with stainless steel cooker hood over, stainless steel sink and drainer, slip resistant flooring and part tiled walls with double glazed window to front.



DOUBLE BEDROOM with coved ceilings and wall mounted radiator, double wardrobe, television aerial point and double glazed window to side.



SHOWER ROOM suite comprising thermostatic wall mounted shower unit, enclosed shower cubicle, low level w.c., fitted mirrored wall unit, vanity unit with sink over and storage under, heated towel rail, fully tiled walls and slip resistant flooring.



COMMUNAL AREAS there is a fully furnished owner's lounge and guest suite with lift access to all floors.



OUTSIDE



There are well maintained and landscaped communal grounds surrounding the property with a **CAR PARK** for residents.

MAINTENANCE CHARGES: There is an annual **GROUND RENT** of £557.00 and the Annual **SERVICE CHARGE** year ending 31 May 2025 is £3989.24. The service charge includes all heating and water.

LEASE: The lease commenced on 27th June 2018 with a term of 999 years.

GUARANTEE The property was constructed to NHBC standards and has 6 years remaining on its original 10 year guarantee.

NB When selling an apartment at Peel Lodge there is a percentage of the selling price of 1% to be made to Churchill, which goes into the Lodge's contingency fund.

M34170422

EPC BAND: B

COUNCIL TAX BAND: D



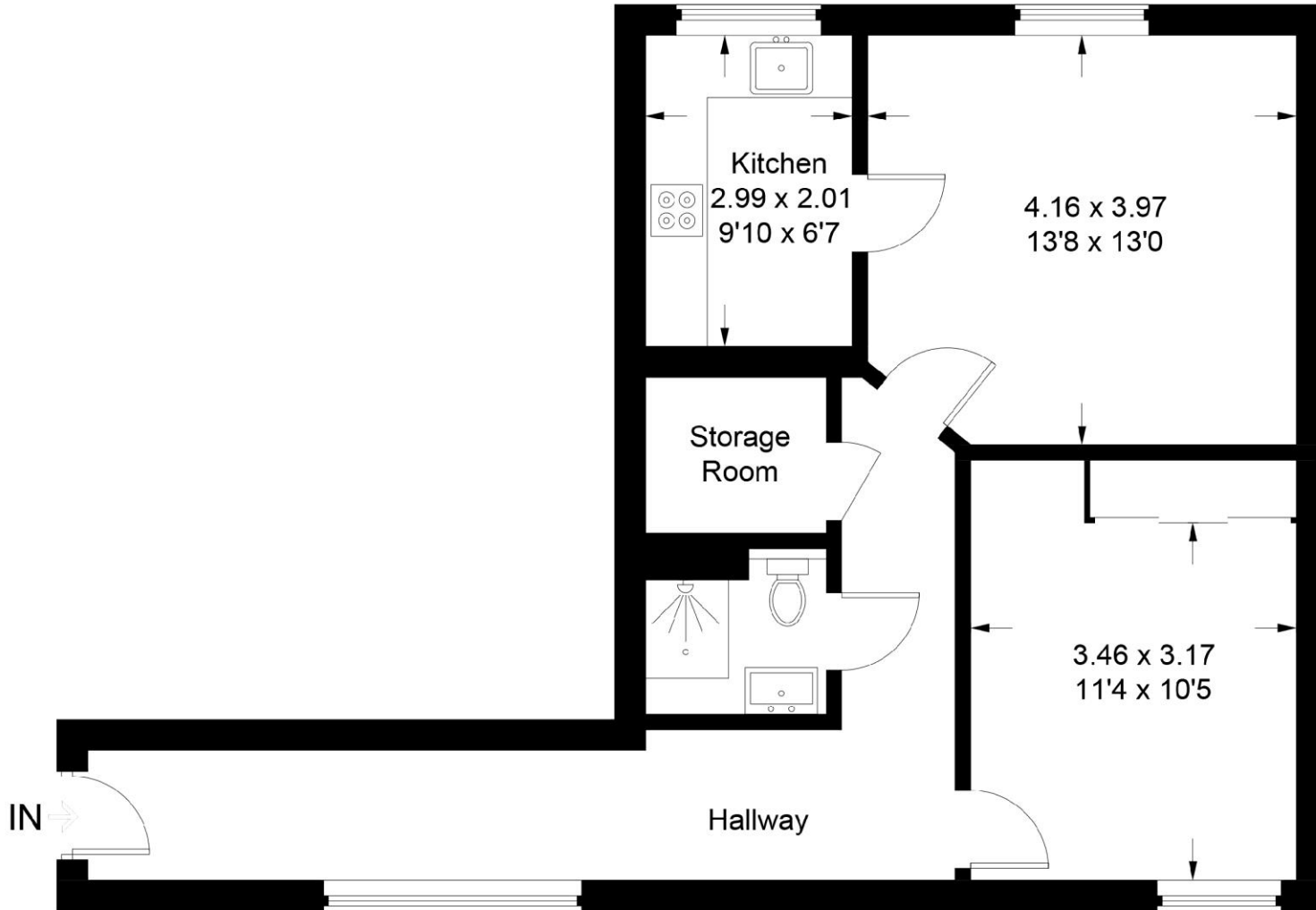
VIEWING: To avoid disappointment, please arrange to view with our **Marlow office on 01628 890707**. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: from our Marlow office proceed to the obelisk at the top of the high street turn right into Spittal Street taking the next left at the mini roundabout into Dean Street where Peel Lodge can be found shortly along on the right hand side.

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 = 56.1 sq m / 604 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.

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