



15 PEEL LODGE, MARLOW
PRICE: £300,000 LEASEHOLD

am ANDREW
MILSON

**15 PEEL LODGE
DEAN STREET
MARLOW
BUCKS SL7 3FP**

PRICE: £300,000 LEASEHOLD

A well planned and presented one double bedroom first floor retirement apartment situated on a popular and sought after development within walking distance of Marlow town centre and available for those over the age of 55.

**COMMUNAL GROUNDS: DOUBLE
BEDROOM: LIVING ROOM:
LARGE SHOWER ROOM: KITCHEN WITH
APPLIANCES: GROUND SOURCE HEAT
PUMP TO RADIATORS: DOUBLE GLAZING:
RESIDENTS LOUNGE: GUEST SUITE:
SECURE ENTRANCE: ON SITE MANAGER:
24 HR SUPPORT VIA CARE-LINE SYSTEM:
LIFT TO UPPER FLOORS:
CAR PARK WITH SCOOTER STORE.**

TO BE SOLD: this spacious and light first floor apartment forms part of the Peel Lodge development, built by Churchill Retirement in 2018 and offers well planned and presented accommodation with high quality fittings throughout. Peel Lodge is restricted in occupation to the over 55s and provides a range of facilities including a residents lounge, a lodge manager in situ Monday to Friday and various group activities. The property is situated within level walking distance of Marlow High Street which has excellent sports and social facilities, a busy High Street with variety of shops and restaurants and a railway station with trains, via Maidenhead, to London Paddington which links to the Elizabeth Line. The M4 and M40 are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The accommodation comprises:

COMMUNAL ENTRANCE with lift and stairs to Upper Floors.

PRIVATE ENTRANCE HALL with radiator, video entry phone system, wall thermostat, walk in storage/plant room with manifolds for underfloor central heating, smart meter.



LIVING ROOM radiator, coved ceiling and glazed door to



KITCHEN with range of modern wall and base units with granite style working surfaces, single drainer stainless steel sink unit with mixer tap, Zanussi four ring induction hob with cooker hood over, Zanussi oven, fridge and tiled wall surrounds, Zanussi washer dryer.



BEDROOM radiator, mirror fronted double wardrobe.





SHOWER ROOM with Quadrant shower cubicle, thermostatic control, low level w.c., wash basin with vanity cupboard, heated towel rail, medicine cabinet with mirror, tiled wall surrounds, vinyl floor.

OUTSIDE



There are well maintained and landscaped communal grounds surrounding the property with a **CAR PARK** for residents and a store for mobility scooters with a charging point.

MAINTENANCE CHARGES ETC:

The annual **GROUND RENT** is £???, paid in advance half yearly @ £???

The annual **SERVICE CHARGE** is £4809.46 paid in advance half yearly @ £2404.73
The **LEASE** commenced on 27th June 2018 with a term of 999 years.

GUARANTEE: The property was constructed to NHBC standards and has an original 10 year guarantee.

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



RESIDENTS LOUNGE

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

DIRECTIONS: Using the postcode **SL7 3FH** Peel Lodge can be found shortly on the right hand side of Dean Street when leaving Marlow.

M47910824

EPC BAND: B

COUNCIL TAX BAND: D

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.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

allan@attfieldjamesfm.co.uk www.attfieldjamesfinancialmanagement.co.uk

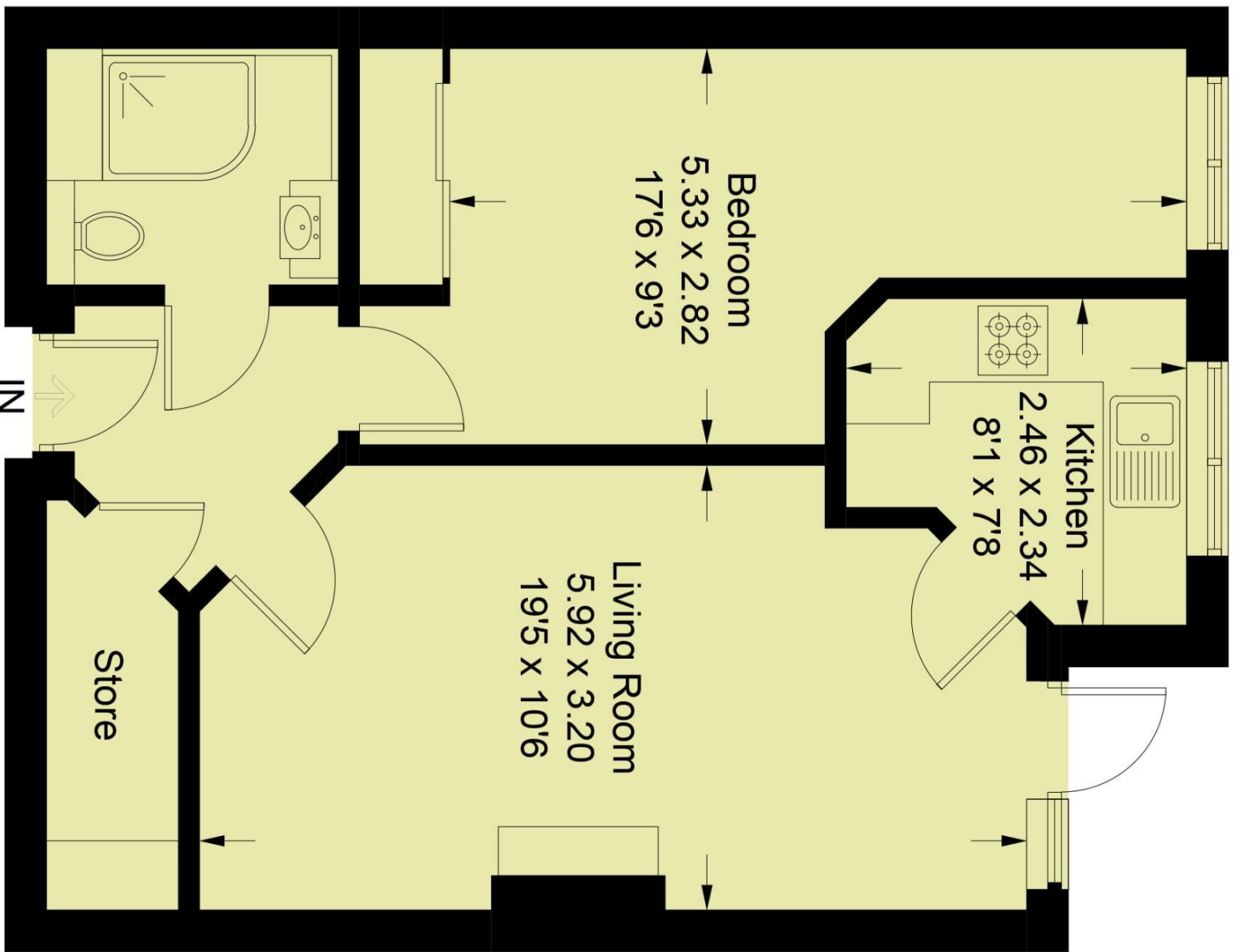
Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

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.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
48.4 sq m / 521 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.