



5 BREW TOWER, MARLOW
PRICE: £850,000 SHARE OF FREEHOLD

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**5 BREW TOWER
BARLEY WAY
MARLOW
BUCKS, SL7 2UQ**

PRICE: £850,000 SHARE OF FREEHOLD

Situated within a stone's throw of Marlow High Street and forming part of the prestigious Brewery Development, this magnificent and spacious third floor apartment enjoys delightful views across the town and open countryside

**COMMUNAL GARDENS:
THREE BEDROOMS: THREE BATHROOMS:
LIVING ROOM WITH BALCONY: KITCHEN:
GAS CENTRAL HEATING:
DOUBLE GLAZING: LIFT TO ALL FLOORS:
GARAGE, ALLOCATED & VISITOR PARKING.**

TO BE SOLD: This unique and adaptable third and fourth floor apartment offers bright and airy accommodation with good sized rooms, high ceilings and fabulous views across Marlow to surrounding countryside. Number 5 has the added advantage of a private balcony as well as a Juliet balcony in the second bedroom. The Brew Tower enjoys a surprisingly quiet and private position yet is within a short level walk of Marlow High Street which provides an excellent range of shopping, sports facilities, a Michelin Star Restaurant and a picturesque stretch of the River Thames. Also nearby is the railway station serving Paddington via Maidenhead which will link to Crossrail soon. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404). The 1905 building was originally converted by Berkeley Homes in 1998 and is highly recommended for an internal inspection in order to fully appreciate its superb location, impressive accommodation and wonderful views. The accommodation is arranged over two floors and comprises:

COMMUNAL ENTRANCE: lift and refurbished industrial stairs to upper floors, large attractive windows, security entry phone.

THIRD FLOOR with landing and private door to

ENTRANCE HALL: radiator, smoke alarm, phone entry system, thermostat, phone point, stairs to fourth floor with cupboard under.



LIVING ROOM: 15'9 x 13'1 (4.81m x 4m) a superb room with double aspect, phone & T.V points, two radiators, coving, double doors to **PRIVATE BALCONY:** cast iron railings, fake grass floor covering, fantastic views.

KITCHEN: 10'9 x 7'9 (3.27m x 3.37m) range of white gloss wall and base units combined with three frosted glass units, wood work surfaces, single ceramic sink unit, Neff four ring gas hob, extractor fan over, integrated microwave, grill, oven, fridge/ freezer and washer/dryer, integrated dishwasher, tiled splash backs, wood flooring, spotlights, radiator, coving, cupboard housing gas fired boiler.



STUDY/BEDROOM THREE: 10'10 x 10'1 (3.31m x 3.08m) an adaptable double room, with double aspect, fine views, radiator, BT & T.V points, and coving.



BATHROOM: suite of low level W.C, pedestal basin, panel enclosed bath with shower attachment, tiled surrounds and flooring, extractor fan, radiator, spotlights, coving, shaving point, mirror.

FIRST FLOOR

LANDING: picture rail, loft hatch, smoke alarm, coving, window, radiator, high ceiling.



BEDROOM ONE: 18'7 x 14'6 (5.68m x 4.44m) A grand triple aspect room with stunning views, steps up to bed area enclosed by a balustrade, high ceilings, two double wardrobes with hanging rails and range of shelving, two radiators, two T.V points, spotlights, coving, airing cupboard housing megaflo cylinder with range of shelving, door to

ENSUITE BATHROOM: suite of low level W.C, pedestal basin, panel enclosed bath with hand grips, shower cubicle, tiled surrounds and floor, radiator, coving, shaving point, extractor fan, radiator, spotlights, mirror.

BEDROOM TWO: 12'4 x 7'8 (3.67m 2.40m) triple aspect with door opening to Juliet balcony enjoying fine views, high ceilings, radiator, T.V point, coving, smoke alarm, cupboard with shelf and hanging rail, door to

SHOWER ROOM ENSUITE: suite of low level W.C, pedestal basin, shower cubicle, tiled surrounds and flooring, radiator, shaving point, mirror, spotlights, extractor fan and window, high ceilings.

OUTSIDE



THE COMMUNAL GARDENS are a feature of the property being well designed and landscaped. By the main entrance to the apartments are visitors (permit) car parking spaces, lawns, flower borders and pergola. Whilst to the rear is a pleasant walled and raised garden with central walkways and obelisk, wrought iron railings and lighting.

SINGLE GARAGE: Located in the main square being the nearest garage in the block where there is an apartment and open balcony above. **SINGLE PARKING SPACE:** within the gated garage compound and marked with the flat number

TENURE: SHARE OF FREEHOLD. The Residents Association purchased the freehold but still refer to the original 125 lease with approx. 22 years expired at a ground rent of £1 p.a.. In order to maintain the high quality of the buildings, communal areas, insurance etc there is a management charge, currently approx. £5500 per annum.

DIRECTIONS: From our Marlow High Street office proceed by foot towards the River Bridge. The entrance to the Old Brewery is on the right before the zebra crossing. Proceed through the cobbled courtyard around to the left and then bear right

turning back on yourself and through the communal gardens and parking area where the security phone entrance to The Brew Tower will be found.

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.



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.

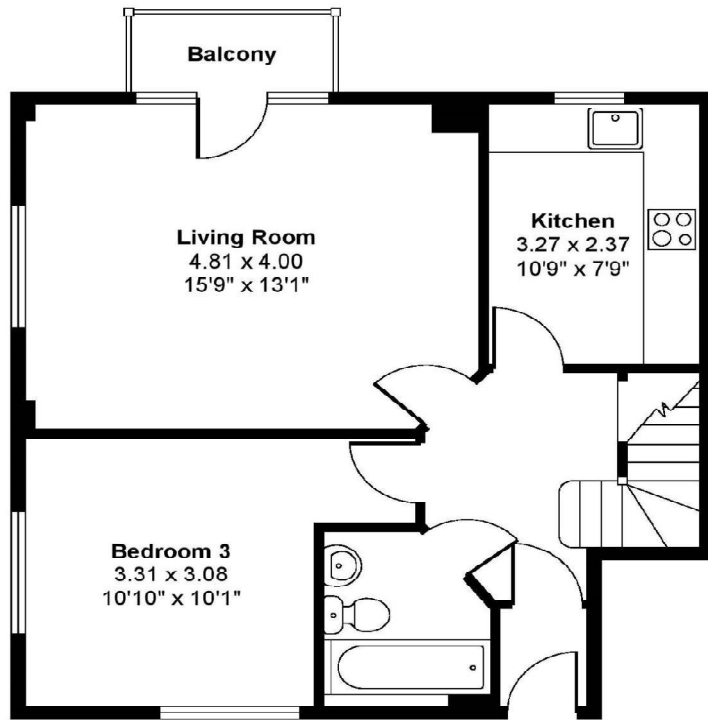
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

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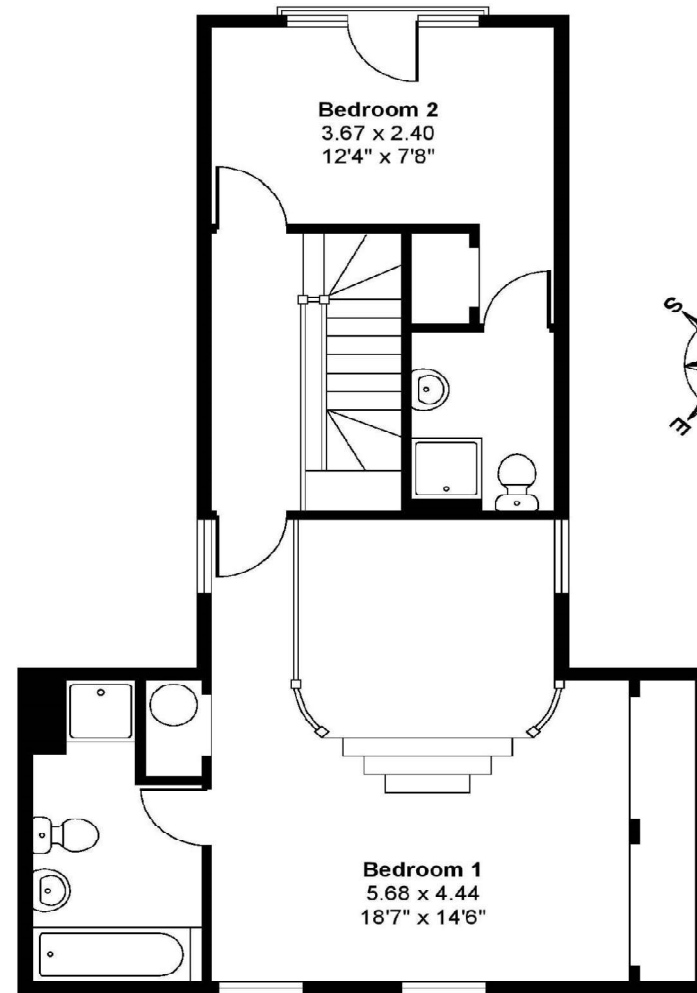
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Third Floor

Approximate Floor Area
106.13 sq m - 1142 sq ft
(Gross Internal)



Fourth Floor

