



62 FOXES PIECE, MARLOW
PRICE: £299,950 LEASEHOLD

am ANDREW
MILSON

**62 FOXES PIECE
MARLOW
BUCKS SL7 1HF**

PRICE £299,950 LEASEHOLD

Situated within easy walk of Marlow High Street, a spacious two bedroom two storey maisonette in need of some updating and being sold an EXTENDED LEASE.

**TWO DOUBLE BEDROOMS: BATHROOM:
SEPARATE W.C.: LIVING ROOM:
KITCHEN/BREAKFAST ROOM:
TWO BALCONIES:
GAS CENTRAL HEATING:
DOUBLE GLAZING:
LAMINATED WOOD FLOORING.
NO ONWARD CHAIN.**

TO BE SOLD: this spacious two storey first and second floor home is located in a popular residential area just a quarter of a mile from and within an easy level walk of Marlow High Street. The property is set in large grounds set back from Little Marlow Road and bordering allotments with ample parking for residents. This fine home offers particularly good sized rooms whilst also being in need of some modernisation. The property is conveniently placed for easy access to Marlow High Street and is likely to be of interest in particular to investment and first time buyers. Marlow 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 HALL secure entry phone system, stairs to first floor.

SOUTH WEST FACING BALCONY to the side of which is the front door to

ENTRANCE HALL radiator, stairs to bedroom accommodation with recess under, cupboard, entry phone, wall thermostat.



KITCHEN/BREAKFAST ROOM range of wood fronted wall and base units with working surfaces, single drainer sink unit, window with south westerly view, four ring gas hob with cooker hood, Zanussi double oven, gas fired boiler, space and plumbing for washing machine, space for table, radiator, larder cupboard, airing cupboard with hot water cylinder and immersion heater.



LIVING ROOM serving hatch from Kitchen, radiator and double glazed door to



GLAZED BALCONY

FIRST FLOOR

LANDING access to loft, radiator.



BATHROOM white suite of panel bath, wash basin with vanity cupboard, radiator.

SEPARATE W.C. low flush suite, radiator.



BEDROOM ONE radiator, windows with south westerly view, wardrobe.



BEDROOM TWO radiator, double wardrobe, windows towards Foxes Piece playing fields.

OUTSIDE

62 Foxes Piece is set in large grounds with access from Little Marlow Road to spacious **PARKING AREAS FOR RESIDENTS** use. There are large lawned areas and bordering trees.

TENURE: LEASEHOLD

The property is being sold with a new **215 YEAR LEASE FROM 11/02/1985** so will have an unexpired term of 175 years. On extension of the

lease the **GROUND RENT** will reduce from £10 per annum to £0 for the remainder of the term.

MAINTENANCE CHARGE: The charge from 1st April 2024 to 31st March 2025 for No 62 is £1304.71



M48161224

EPC BAND: D

COUNCIL TAX BAND: C

VIEWING: Please contact our Marlow office marlow@andrewmilsom.co.uk or 01628 531 222.

DIRECTIONS: using the postcode SL7 1HF number 62 is situated towards the south of the development.

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.

Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712. allan.buckridge@thamesideassociates.co.uk 69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.

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
Ground Floor = 40.1 sq m / 432 sq ft
First Floor = 39.8 sq m / 428 sq ft
Total = 79.9 sq m / 860 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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