



2 THE HEIGHTS, MARLOW
PRICE: £440,000 SHARE OF FREEHOLD

am ANDREW
MILSOM

**2 THE HEIGHTS
HENLEY ROAD
MARLOW
BUCKS, SL7 2DQ**

PRICE £440,000 SHARE OF THE FREEHOLD

This elegantly proportioned ground and lower ground floor apartment forms part of the conversion of an Edwardian country house in a marvellous position about a mile from the town centre and enjoying fine southerly views across the Thames Valley.

**PRIVATE AND COMMUNAL GARDENS:
PRINCIPAL SUITE OF BEDROOM, DRESSING
AREA AND BATHROOM:
SECOND DOUBLE BEDROOM:
SHOWER ROOM: LIVING ROOM:
KITCHEN/BREAKFAST ROOM:
GAS CENTRAL HEATING: BALCONY:
GARAGE: VISITORS PARKING**

TO BE SOLD: this gracious ground and lower ground floor apartment forms part of the conversion of an Edwardian country house in 1988, up until when the house had been a boarding house for Borlase's Grammar School. The town centre is just over a mile distant with an excellent range of shopping, sporting and social facilities and The Heights is sufficiently elevated to enjoy fine southerly views across the Thames Valley - which number 2 enjoys from the main rooms. Marlow has 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. Whilst improved over the years it is fair to say that the apartment would still benefit from some updating here and there but enjoys elegantly proportioned accommodation which comprises:

COMMUNAL ENTRANCE: with front door, video entry phone system opening to **RECEPTION HALL** with stairs to first floor and door to **INNER LOBBY** and private front door to

ENTRANCE HALL with radiator, airing cupboard housing the lagged hot water tank with cold water tank above, stairs to lower ground floor, central heating thermostat, video entry phone.



LIVING ROOM attractive open fire place with stone surround and hearth, wood block flooring, glazed bay with glazed double doors opening to **SUN BALCONY** in wrought iron with a southerly aspect enjoying a fine view across the communal grounds and the Thames Valley beyond, two radiators, two wall light points, dimmer light switch, door to



KITCHEN/BREAKFAST ROOM work surface with one and a half bowl single drainer sink, four plate gas hob, wall cupboards, drawers and cupboard, space and plumbing for washing machine and dishwasher, radiator, oven, fine view, tiled splash backs, integrated fridge and freezer, laminated flooring, telephone point, Worcester gas fired boiler.



BEDROOM TWO radiator, triple fitted wardrobes with cupboards over, front aspect.



SHOWER ROOM white suite of tiled shower cubicle with overhead and side sprays, low level w.c. with concealed cistern, wash basin on vanity stand, stone tiled floor and splash back in the shower, chrome towel rail radiator, extractor fan, plumbing for washing machine, wall light point.

Staircase down to **LOWER GROUND FLOOR** and **LOBBY** with door to

DRESSING AREA two double built in wardrobes opening to



PRINCIPAL BEDROOM bay with door to private garden area, two radiators, television aerial point, telephone point, dressing surface, second video entry phone, door to



BATHROOM ONE ENSUITE with Spa bath with power shower and spray screen over, fully tiled splash backs, twin wash basins on stands with storage under, low level w.c., radiator, extractor fan, two wall light points on the mirrored part of the wall, tiled flooring.

OUTSIDE



The Heights is approached over a tarmac driveway providing ample allocated and visitor car parking space and access to the **GARAGE** (No.2) being in a block with up and over door, light and power. There is also a Timber Garden Shed. **THE COMMUNAL GROUNDS** amount to approximately **ONE AND A HALF ACRES** and include a wooded copse to the front and there is access to either side of the house to the extensive lawns with trees and shrubs. The garden area immediately to the rear of number 2 measures approximately 23' x 13' (7 x 4m) with flower borders is for the sole use of number 2. The grounds are arranged mainly to the south of the building and there are magnificent views across the Thames Valley.



TENURE. The property is held on a lease of 125 years from 1988. The residents each own a one sixth share of the freehold so no ground rent is payable. In order to maintain the high quality of the building and communal parts, including Buildings Insurance, the maintenance charge is currently £200 pcm.

M35540425 **EPC BAND: TBC**
COUNCIL TAX BAND: F

VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: using **SL7 2DQ**, The Heights will be found on the left hand side as you go up the hill.

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.

DRAFT DETAILS
AWAITING CLIENTS APPROVAL



Approximate Cross Internal Area
Lower Ground Floor = 37.3 sq m / 401 sq ft
Ground Floor = 75.0 sq m / 807 sq ft
Garage = 9.0 sq m / 97 sq ft
Total = 121.3 sq m / 1,305 sq ft

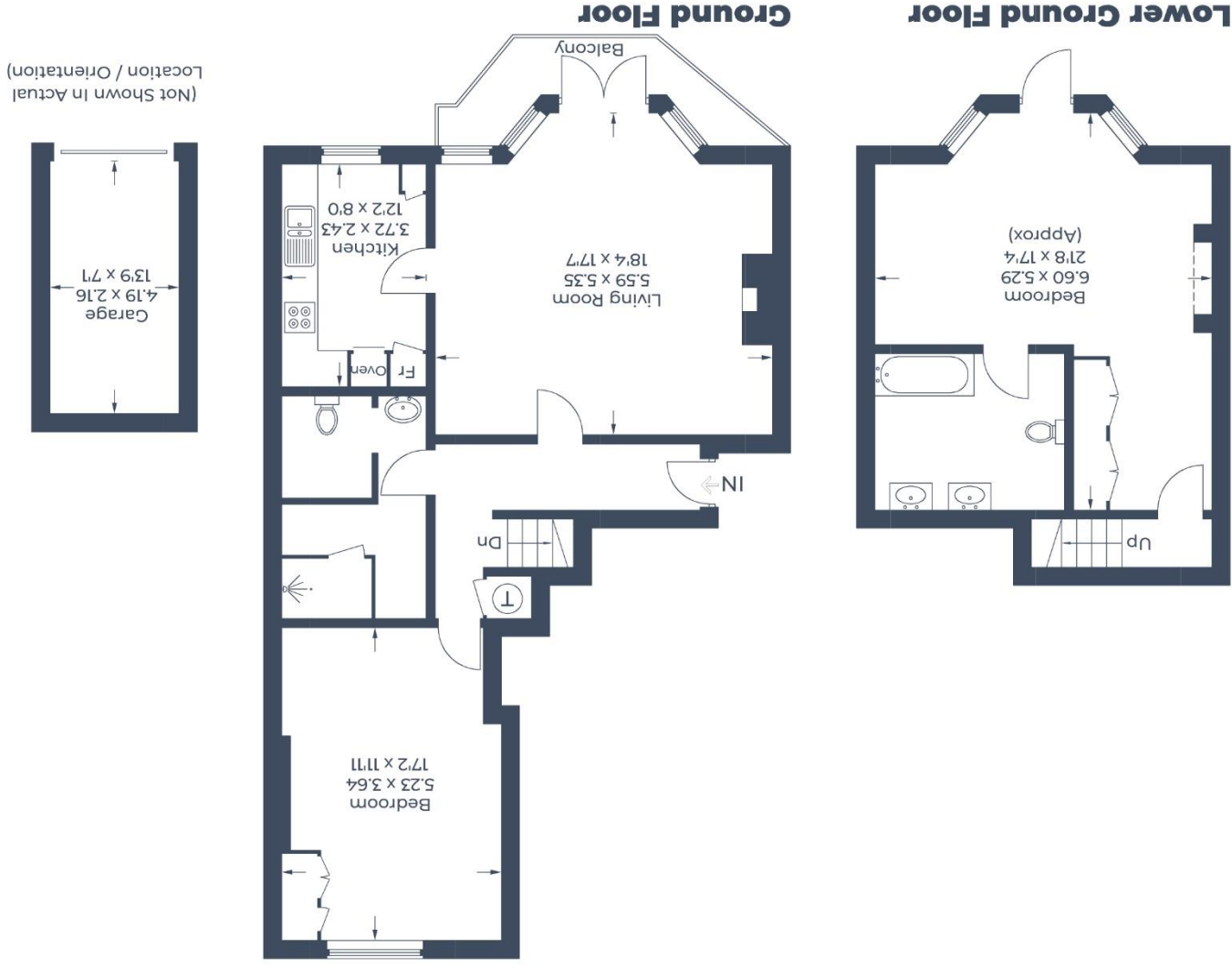


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