



10 THE PADDOCKS, MARLOW
PRICE: £280,000 LEASEHOLD

am ANDREW
MILSON

**10 THE PADDOCKS
SAVILL WAY
MARLOW
BUCKS SL7 1TH**

PRICE: £280,000 LEASEHOLD

A well-presented two bedroom first floor purpose built apartment situated within three quarters of a mile of Marlow High Street.

**COMMUNAL GARDENS: TWO BEDROOMS:
BATHROOM: LIVING ROOM:
OPEN PLAN KITCHEN: DOUBLE GLAZING:
ELECTRIC HEATING:
RESIDENTS PARKING:
RECENTLY REDECORATED AND RE-
CARPETED. NO ONWARD CHAIN.**

TO BE SOLD: situated in this popular and convenient setting, a well-planned two bedroom first floor apartment providing the ideal first purchase or buy to let investment worthy of an internal inspection. 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 ENTRANCE HALL stairs to First Floor.

ENTRANCE HALL storage heater, walk in airing cupboard.



LIVING ROOM double glazed window, night storage heater, additional slim line wall heater, television aerial point and opening through to



KITCHEN fitted with a matching range of floor and wall units, roll edge work surfaces with inset single drainer sink unit, washer/dryer, space for fridge freezer, four ring electric hob with oven below, tiled walls and brick pillar.



BEDROOM ONE double glazed window, slim line wall heater.



BEDROOM TWO double glazed window, slim line wall heater.



BATHROOM comprising enclosed panel bath with mixer taps and shower attachment, low level w.c., wash hand basin, tiled walls, wall heater.

OUTSIDE



Surrounding The Paddocks are well kept
COMMUNAL GARDENS.

PARKING: there is one allocated parking space and a choice of visitor parking spaces.

TENURE: Leasehold. 224 years remaining from 1986.

SERVICE CHARGE: £837.14 per half year

GROUND RENT: £493.98 per annum

M13240425 EPC BAND: D

COUNCIL TAX BAND: TBC

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

DIRECTIONS: using the postcode **SL7 1TH** number 10 can be found in the block on the left 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.

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**

FLOOR PLAN TO FOLLOW