



15 THE PADDOCKS, MARLOW
PRICE: £290,000 LEASEHOLD

am ANDREW
MILSON

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

PRICE: £290,000 LEASEHOLD

Situated in this popular and convenient setting within two thirds of a mile of Marlow High Street, a extremely well presented second floor two bedroom purpose built apartment offered for sale with no onward chain.

**COMMUNAL GARDENS: TWO BEDROOMS:
BATHROOM: COMMUNAL ENTRANCE
HALL: ENTRANCE HALL:
DUAL ASPECT LIVING ROOM: KITCHEN:
DOUBLE GLAZING: ELECTRIC HEATING:
ALLOCATED PARKING.**

TO BE SOLD: a well presented two bedroom second floor purpose built apartment conveniently located within level walking distance of Marlow High Street, the railway station and a picturesque stretch of the River Thames. Saville Way is located within two thirds of a mile 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 front door with stairs to First and Second Floors.

ENTRANCE HALL storage heater, airing cupboard, access to loft space, shelved storage cupboard.



LIVING ROOM dual aspect room with double glazed windows, television aerial point, storage heater.



KITCHEN fitted with a matching range of floor and wall units, work surfaces with inset ceramic hob with extractor fan over and oven below, one and a half bowl single drainer sink unit, space for fridge, space and plumbing for washing machine, double glazed window, laminated wood flooring.



BEDROOM ONE double glazed window, storage heater.



BEDROOM TWO double glazed window, storage heater.



BATHROOM white suite comprising enclosed panel bath with shower over, vanity wash hand basin, low level w.c., fully tiled walls, heated towel rail.

OUTSIDE

There are **COMMUNAL GARDENS** surrounding The Paddocks.

PARKING there is one allocated parking space.

TENURE: Leasehold.224 years from 1986

SERVICE CHARGE £837.14 per half year.

GROUND RENT £493.98 per annum.

M48500425 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 15 can be found 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**

Approximate Gross Internal Area = 65.3 sq m / 703 sq ft

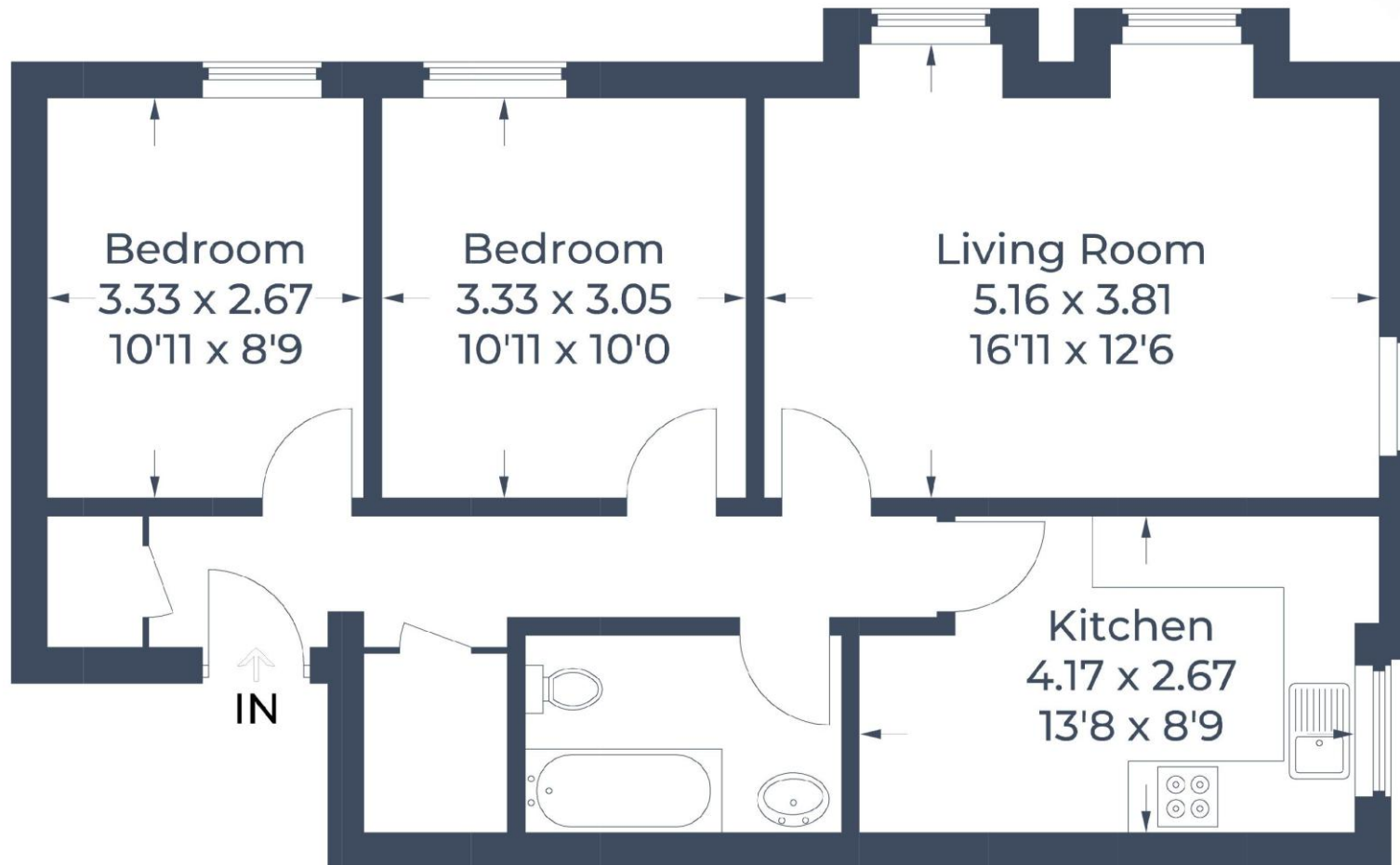


Illustration for identification purposes only,
measurements are approximate, not to scale.

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