



FLAT 2, STATION HOUSE, MARLOW
PRICE: £399,950 LEASEHOLD

am ANDREW
MILSON

**FLAT2, STATION HOUSE
STATION ROAD
MARLOW
BUCKS SL7 1NS**

PRICE: £399,950 LEASEHOLD

Situated in the heart of the town and within a short stroll of the railway station and River Thames, a contemporary styled ground floor apartment benefiting from its own private garden and parking.

**PRIVATE COURTYARD GARDEN:
DOUBLE BEDROOM: SHOWER ROOM:
OPEN PLAN LIVING ROOM AND KITCHEN
AREA: DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS,
SECURE ENTRANCE.**

TO BE SOLD: stylishly converted in 2021, a superbly appointed ground floor apartment benefiting from such features as impressive open plan living room and kitchen with fitted appliances, double bedroom with built in wardrobe and direct access from the living room to a private courtyard garden. 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 entry phone system and front door leading to

ENTRANCE HALL cloaks cupboard.

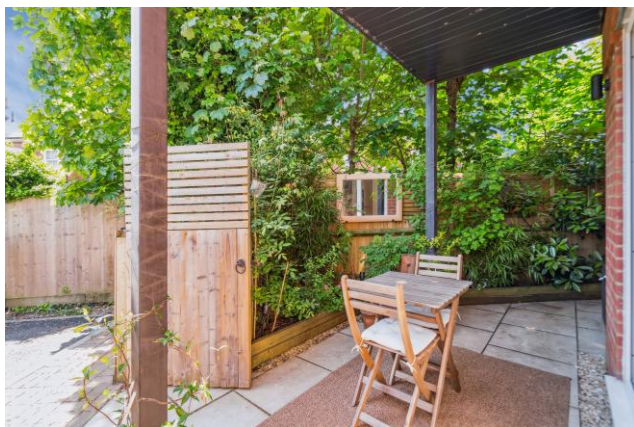


OPEN PLAN LIVING ROOM & KITCHEN well planned Kitchen Area with fitted cupboards and integrated dishwasher, washer/dryer, fridge freezer, oven, microwave and ceramic hob, concealed central heating boiler, laminated wood flooring, television aerial point, radiator, double glazed window and double glazed doors to the garden area.

BEDROOM double glazed window with fitted shutters, built in wardrobe, radiator.



SHOWER ROOM walk in tile and glazed shower cubicle with overhead and hand held shower, vanity wash hand basin, low level w.c., heated towel rail, tiled floor, recessed mirror, extractor fan.



OUTSIDE

TO THE REAR low maintenance paved courtyard garden with sleeper edge borders, panel fence surround and gated rear access leading to

PARKING AREA where there is one allocated parking space and an EV charging point.

TENURE: Leasehold

SERVICE CHARGE: £1,330 per annum

GROUND RENT: £600 per annum

LEASE REMAINING: 147 years

M48510525 EPC BAND: TBC

COUNCIL TAX BAND: TBC

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

DIRECTIONS: using the postcode SL7 1NS Station House can be found on the right hand side identified by an Andrew Milsom 'For Sale' board.

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 = 51.1 sq m / 550 sq ft

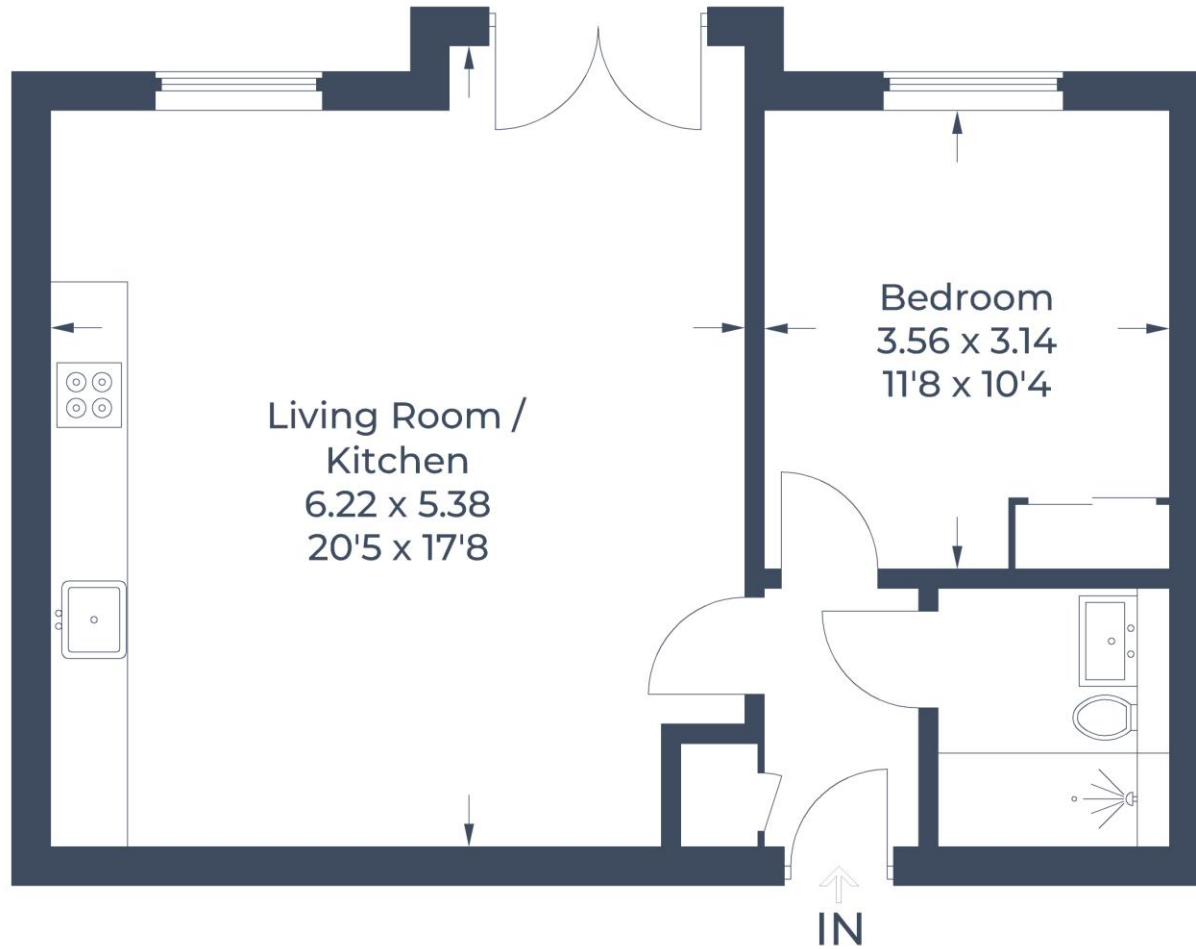


Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing Produced for Andrew Milsom