



FLAT 2, 23 STATION ROAD, MARLOW
PRICE: £390,000 LEASEHOLD

am ANDREW
MILSON

**FLAT 2
23 STATION ROAD
MARLOW
BUCKS SL7 1NL**

PRICE: £390,000 LEASEHOLD

A spacious and well-presented two bedroom split level maisonette conveniently located within a few hundred yards of Marlow High Street.

**TWO BEDROOMS: SHOWER ROOM:
ENTRANCE HALL: LIVING ROOM WITH
FEATURE FIREPLACE:
KITCHEN/BREAKFAST ROOM:
DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS.
IDEAL FIRST PURCHASE.
VIEWING RECOMMENDED.**

TO BE SOLD: conveniently located within a short stroll of Marlow High Street, the railway station and the River Thames, a rarely available two bedroom split level maisonette providing well planned living accommodation 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:

Front door to **HALLWAY** stairs to First Floor Landing, double glazed window, radiator and stairs to Second Floor.



LIVING ROOM front aspect room with double glazed window with fitted shutters, feature fireplace with inset gas coal effect fire, television aerial point, radiator.



KITCHEN/BREAKFAST ROOM fitted with a range of matching floor and wall units, granite effect work surfaces incorporating a breakfast bar, sink, integrated slim line dishwasher, fridge and freezer, space and plumbing for washing machine, gas hob with oven below and extractor fan over, concealed central heating boiler, double glazed frosted window, laminated wood flooring, radiator.

SECOND FLOOR

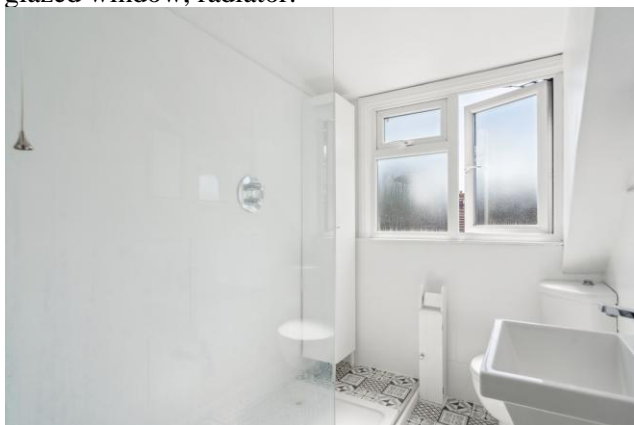
LANDING double glazed window and access to loft space.



BEDROOM ONE front aspect room with double glazed window, built in wardrobes, radiator.



BEDROOM TWO rear aspect room with double glazed window, radiator.



SHOWER ROOM double sized walk in shower, suspended wash hand basin, low level w.c., heated towel rail, double glazed frosted window, partly tiled walls.

TENURE: Leasehold

LEASE: 114 years remaining

GROUND RENT: Peppercorn

BUILDING INSURANCE: £29 per month

M11460525 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 1NL** from the bottom of the High Street the subject property can be found after a short distance 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.

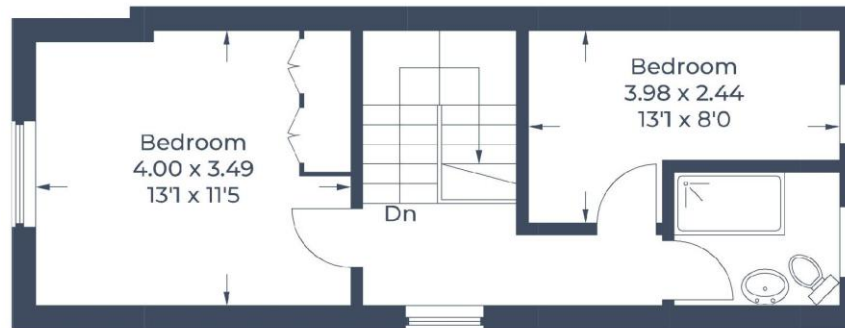
Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712.
allan.buckridge@thamesideassociates.co.uk
69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement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

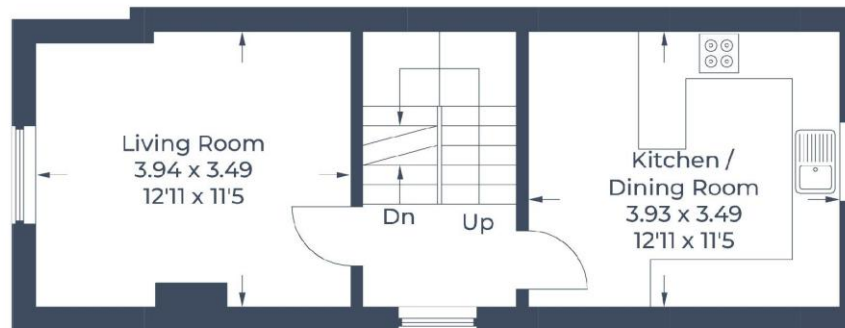
Approximate Gross Internal Area
Ground Floor = 3.7 sq m / 40 sq ft
First Floor = 35.4 sq m / 381 sq ft
Second Floor = 35.4 sq m / 381 sq ft
Total = 74.5 sq m / 802 sq ft



Second Floor



Ground Floor



First Floor

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

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