



19 THE PADDOCKS, MARLOW
PRICE: £199,950 LEASEHOLD

am ANDREW
MILSOM

**19 THE PADDOCKS
SAVILL WAY
MARLOW, BUCKS
SL7 1TH**

PRICE: £199,950 LEASEHOLD

This modern and well planned one bedroom ground floor apartment, popular with first time buyers and investors, is situated within reasonably level walking distance of the railway station and Marlow high street.

**COMMUNAL GARDENS: BEDROOM:
BATHROOM: LIVING ROOM: KITCHEN:
ELECTRIC HEATING: ALLOCATED &
VISITOR CAR PARKING:
NO ONWARD CHAIN: 176 YEAR LEASE**

TO BE SOLD: This ground floor apartment forms part of a popular block close to the Globe Business Park (offering employment opportunities and likely tenants), the railway station and Marlow High Street. The M4 & M40 motorways are readily accessible via the A404m which is within a few minutes drive. The apartment is being offered to the market with no onward chain and enjoys the benefit of communal gardens, allocated and visitor car parking and well planned accommodation, so equally suited to buy to let, first time or retirement purchasers. Marlow town centre is within a level walk and has an excellent range of shopping, sporting and social facilities as well as schools for children of all ages. Marlow also has a railway station with trains to London Paddington via Maidenhead which will link to Crossrail one day.

The accommodation comprises the following

COMMUNAL ENTRANCE with stairs to upper floors and front door to:

ENTRANCE HALL: laminate flooring, deep built in airing cupboard with megaflo pressurised water system, light and shelving.



drainer stainless steel sink unit, LG washing machine, double oven with ceramic hob, fitted drawers, LEC fridge/freezer, laminate floor.



BEDROOM: 11'1 x 9'1 (3.37 x 2.76m) views of gardens, electric heater, laminate flooring.

LIVING ROOM: 14'6 x 10' (4.42 x 3.04m) with television aerial point, night storage heater, overlooking garden, laminate flooring and wide painted brick opening to:



KITCHEN: 10' x 6'4 (3.04 x 1.93m) with contrasting range of white wall and base units and laminate working surfaces with single



BATHROOM: White suite of panelled bath, Mira shower unit and glazed screen, low level w.c., pedestal wash hand basin, tiled wall surrounds, extractor fan and vinyl floor covering.

OUTSIDE:



COMMUNAL GARDENS laid mainly to lawn screened by shrubs and trees overlooked by the bedroom and living room of the property.

CAR PARKING in adjacent car parks. An allocated space for the owner of No 19, with choice of visitor spaces.

TENURE: Leasehold. There has been a recent **lease extension with currently 176 years remaining** (extended term is now 215 years from 1986) at a peppercorn rent (i.e. zero ground rent demanded). The half yearly service charge is currently £734.89.

M31340625

EPC BAND: C

COUNCIL TAX BAND C

DIRECTIONS: From our Marlow High Street office proceed towards the river turning left into Station Road. Continue into Dedmere Road and turn right at the T-junction with Newtown Road. Turn first left into Savill Way and left again into the car parking for The Paddocks where No 19 will be found in the block on the right.

VIEWING: Please arrange to view with our Marlow Office on **01628 890707** or email **homes@andrewmilsom.co.uk**.

MONEY LAUNDERING REGULATIONS:

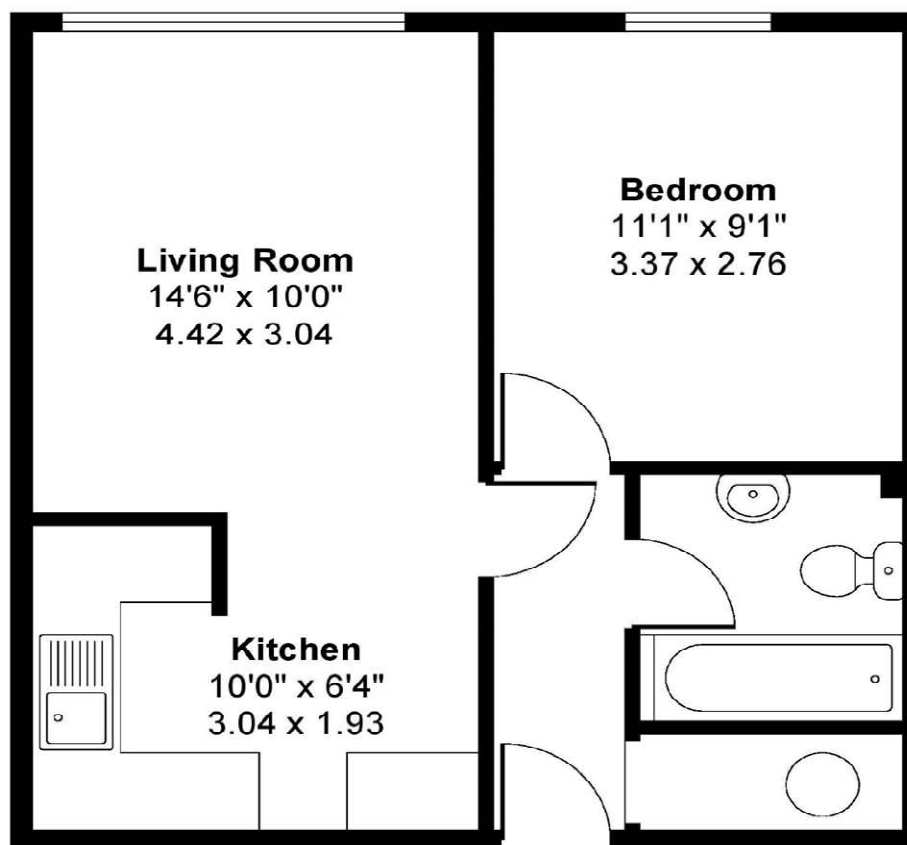
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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 and furnishings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call 01628 816590 for further details.

NOT TO SCALE

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Floor Area
Approx 400 sq ft - 37.19 sq m
(Gross Internal)