



**3 SWALLOW HOUSE, MARLOW**  
**PRICE: £240,000 LEASEHOLD**

**am** ANDREW  
MILSON



**3 SWALLOW HOUSE  
SAVILL WAY  
MARLOW  
BUCKS SL7 1TG**

**PRICE: £240,000 LEASEHOLD**

This well presented one bedroom ground floor apartment is situated in a convenient setting within a mile of Marlow High Street

**COMMUNAL GARDENS:  
DOUBLE BEDROOM: BATHROOM:  
ENTRANCE HALL: LIVING ROOM:  
KITCHEN: DOUBLE GLAZED WINDOWS:  
GAS CENTRAL HEATING TO  
RADIATORS:  
ALLOCATED AND VISITOR PARKING.**

**TO BE SOLD:** a purpose built one bedroom ground floor apartment offered for sale in good decorative order and worthy of an internal inspection. The property has been improved over recent years and now enjoys a re-fitted kitchen and bathroom with further features including double glazed windows throughout, gas central heating to radiators, allocated parking and communal gardens. Swallow House is situated within a mile of Marlow town centre 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 HALLWAY** front door, security entrance system and door to:

**ENTRANCE HALL** radiator, airing cupboard housing pre-lagged hot water tank, entry phone.



**LIVING ROOM** double glazed window, radiator, television aerial point.



**KITCHEN** fitted with a range of floor and wall mounted units, wood effect work surfaces with inset electric hob with oven below and extractor fan over, tiled splashbacks, nest of drawers, single drainer one and a half bowl stainless steel sink unit, washing machine & dishwasher, double glazed window, fridge freezer, radiator.



**BEDROOM** double glazed window, radiator.



**BATHROOM** white suite comprising enclosed panel bath with shower over, pedestal wash hand basin with tiled splashback, low level w.c., radiator, double glazed frosted window.

**OUTSIDE**

Surrounding Swallow House are lawned communal gardens with a parking area to one side where 3 has an **ALLOCATED PARKING SPACE**, in addition to visitor parking.

**TENURE:** Leasehold

**GROUND RENT:** £ 200.00 per annum

**MAINTENANCE:** £114.75 per month

**LEASE:** 125 years from December 1985.

**M28660625 EPC BAND:**

**COUNCIL TAX BAND:** TBC

**VIEWING:** Please contact our Marlow office  
[homes@andrewmilsom.co.uk](mailto:homes@andrewmilsom.co.uk) or 01628 890707.

**DIRECTIONS:** using the postcode SL7 1TG on entering Savill Way Swallow House can be found towards the far end 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](mailto: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.'***

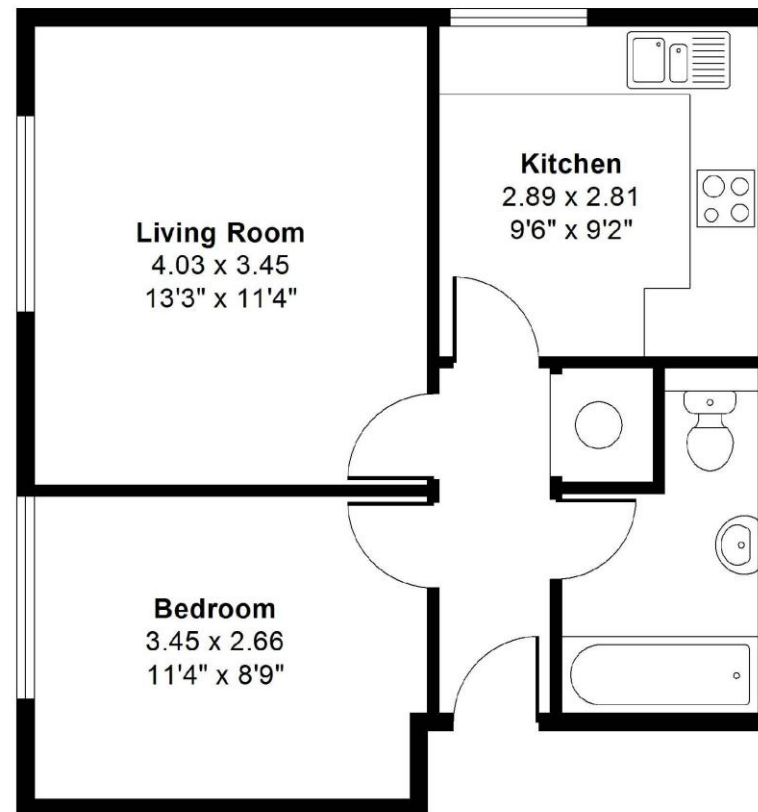
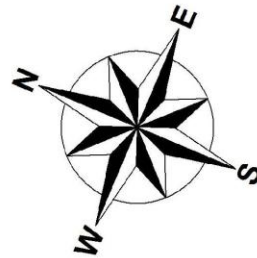
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. 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**

NOT TO SCALE

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**Floor Area**  
Approx 40.80 sq m - 439 sq ft  
(Gross Internal)