



41 VICTORIA ROAD, MARLOW
OFFERS IN THE REGION OF £250,000 LEASEHOLD

am ANDREW
MILSOM

**41 VICTORIA ROAD
MARLOW
BUCKS SL7 1DW**

OFFERS IN THE REGION OF £250,000

Occupying a convenient position, tucked away within the town centre and level walking distance of all amenities, this well presented ground floor apartment enjoys a private garden.

**PRIVATE 26FT x 20FT GARDEN:
TWO BEDROOMS:
MODERN BATHROOM:
SITTING/DINING ROOM:
FITTED KITCHEN:
GAS CENTRAL HEATING:
DOUBLE GLAZING:
ALLOCATED PARKING.**

SHORT LEASE - CASH BUYERS ONLY

TO BE SOLD: this well planned modern ground floor apartment forms part of a small development of apartments built in the late 1970's. The property has the rare advantage of a large garden and allocated parking but is only available to cash buyers on account of having a short lease which the Freeholder is willing to extend. Marlow has a wide range of shopping, sporting and social facilities with this flat being directly opposite the doctor's surgery and within a five minute walk of both Marlow High Street and Marlow railway station with a train service to Paddington, via Maidenhead. The M4 and M40 motorways are also readily accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively.

Private gated entrance to an attractive south facing courtyard garden with door to: **ENTRANCE LOBBY** with built in cupboard with plumbing and door to



SITTING/DINING ROOM: with front and side aspect with double glazed sliding door and picture window opening to the courtyard garden, laminated wood flooring, built in storage cupboard, two wall light points, television aerial point, telephone point and opening to



KITCHEN: with range of laminated work surface with one and a half bowl single drainer stainless steel sink unit inset and the Indesit stainless steel four plate gas hob with oven below and Candy stainless steel cooker hood above, appliance space, drawers and cupboards under, wall cupboards, one cupboard housing the Worcester combination boiler for central heating and hot water, ceramic tiled flooring, tiled splash backs.

INNER HALL with doors to



BEDROOM ONE: with radiator.



BEDROOM TWO: with two double fitted wardrobes, radiator.



BATHROOM with white suite of P shaped panel enclosed bath with shower and spray screen over, wash basin and low level w.c. with concealed cistern set in vanity cupboards, tiled flooring, chrome heated towel rail, extractor fan, tiled splash backs.

OUTSIDE



There is an attractive **WALLED GARDEN** with pedestrian access, with decking in need of replacement with raised seating and garden lighting and a useful **GARDEN STORE** to one side. The enclosed garden area measures about 26' x 20' (7.92 x 6.10m). Just by the gate is an **ALLOCATED CAR PARKING SPACE**.



LEASE: the property is held on a 99 year lease from 1978 so has approximately 52 years remaining. The Freeholder is willing to extend the lease to 99 years at a cost of £63,467 (March 2025)

The flats maintain their own external parts but all contribute towards the cost of insurance – currently approx. £345 pa for 41.

GROUND RENT: £50 per annum.

M33620725 **EPC BAND: C**
COUNCIL TAX BAND C

VIEWING: please arrange to view with our Marlow office: homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: Using the postcode **SL7 1DW** No 41 is located opposite the Marlow Cottage hospital.

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.

DRAFT DETAILS
AWAITING CLIENTS APPROVAL

Approximate Gross Internal Area = 52.2 sq m / 562 sq ft



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

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