



37 VICTORIA ROAD, MARLOW
PRICE: £330,000 LEASEHOLD

am ANDREW
MILSOM

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

PRICE: £330,000 LEASEHOLD

Occupying a particularly convenient position within easy level walking distance of the railway station, doctor's house and town centre, this first floor flat enjoys well planned accommodation of which an internal inspection is recommended.

**TWO BEDROOMS: BATHROOM:
LOUNGE/DINING ROOM:
FITTED KITCHEN WITH APPLIANCES:
ECONOMY SEVEN HEATING:
DOUBLE GLAZING:
ONE ALLOCATED PARKING SPACE:
NO ONWARD CHAIN:
119 YEAR LEASE REMAINING**

TO BE SOLD: this well planned first floor flat was built in the late 1970's as one of a small two storey development in this particularly convenient position opposite the Doctors house and Cottage Hospital and within a short walk of the day centre, library and Marlow High Street. Marlow 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. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively. The accommodation comprises:

GROUND FLOOR

ENTRANCE HALL shared and with useful built in services cupboard and stairs to:

FIRST FLOOR LANDING with window and front door to



LOUNGE/DINING ROOM: 19' x 12' max with window overlooking Victoria Road, two night storage heaters, television aerial point, three wall light points, coved ceiling, laminated wood flooring, door to Inner Hall and opening to



KITCHEN: 9'6 x 5' max open plan to the Lounge/Dining Room, fitted with range of wall and base units comprising single drainer stainless

steel sink unit with work surfaces to side, built in Neff four ring halogen hob, oven and cooker hood, fitted washing machine and fridge, telephone point, tiled floor and splashbacks, window overlooking Glade House.

INNER HALL with access to loft via retractable ladder, built in airing cupboard housing pre lagged hot water cylinder, immersion heater and shelving.



BEDROOM ONE: 11' x 9'7 night storage heater and telephone point.



BEDROOM TWO: 7'9 x 8'10 window overlooking Victoria Road.



BATHROOM with white suite of panel bath with separate shower unit, pedestal basin, low level w.c., heated towel rail.

OUTSIDE



ONE ALLOCATED PARKING SPACE and choice of visitor's car parking.

TENURE the flat is held on a 125 year lease from November 2019 year lease a current **GROUND RENT** of £250 per annum. Each leaseholder is responsible for the appropriate external maintenance and insurance.

M8010925

EPC BAND: D

COUNCIL TAX BAND: C



VIEWING: To avoid disappointment, please arrange to view with our Marlow office on **01628 890707** or **homes@andrewmilsom.co.uk**

DIRECTIONS: from our Marlow High Street office, take the first turning on the left into Institute Road and then first available left into Beaufort Gardens which follow round to the right into Claremont Road. At the crossroads with Glade Road, proceed straight across into Victoria Road where number 37 will be seen on the right 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 325 712. 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.'

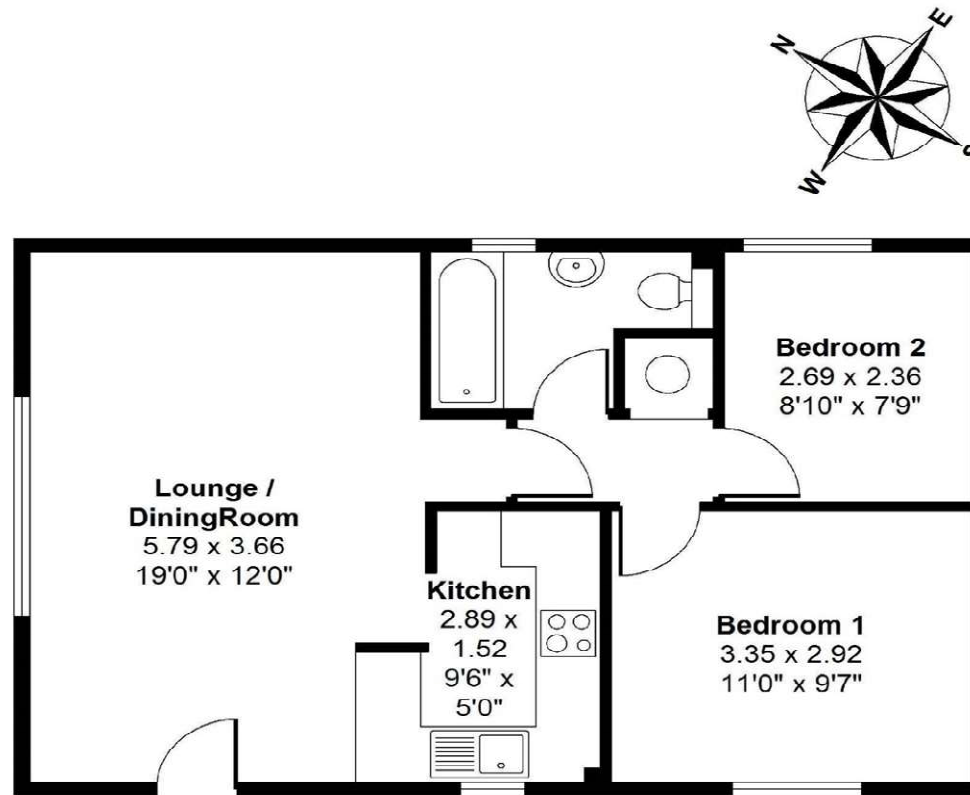
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. 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 50.09 sq m - 539 sq ft
(Gross Internal)