



5 MARLOW HOUSE, MARLOW
PRICE £535,000 LEASEHOLD

am ANDREW
MILSOM

**5 MARLOW HOUSE
INSTITUTE ROAD
MARLOW
BUCKS SL7 1BB**

PRICE £535,000 LEASEHOLD

This light and airy first floor (with lift) apartment enjoys spacious and well-presented accommodation with a pleasant outlook over May Balfour gardens, right in the heart of the town.

MAIN BEDROOM WITH ENSUITE SHOWER ROOM & BALCONY:

**SECOND DOUBLE BEDROOM, WITH
WARDROBES: REFITTED BATHROOM:**

DOUBLE ASPECT OPEN PLAN

KITCHEN/LIVING ROOM: ELECTRIC

UNDERFLOOR HEATING: DOUBLE GLAZING:

LIFT: SECURE UNDERGROUND CAR

PARKING SPACE:NO ONWARD CHAIN.

TO BE SOLD: this superb first floor apartment was built by Shanly Homes to a particularly high specification and is situated right in the heart of the town. As such, the High Street is within a hundred yards with an excellent range of shopping, sporting and social facilities as well as Marlow railway station with train service to Paddington, via Maidenhead, which will ultimately connect to Crossrail. The M4 and M40 motorways are both readily accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively.

The accommodation comprises:

COMMUNAL ENTRANCE HALL with front door, entry system, lift and stairs to upper floor and the **FIRST FLOOR LANDING** with front door to

ENTRANCE HALL with entry phone, airing cupboard housing the pressurised hot water tank and doors off to

DOUBLE ASPECT KITCHEN/LIVING ROOM



Living Area with double glazed bay window overlooking the May Balfour garden, television aerial point, under floor heating.



Kitchen Area with granite work surface with one and a half bowl stainless steel sink unit inset, tiled flooring with underfloor heating, wall cupboards with under cupboard lighting, Neff stainless steel double oven with four plate Bosch hob and Neff stainless steel extractor hood over, integrated Neff slimline dishwasher, washer dryer, fridge and freezer, double glazed window overlooking May Balfour garden.



BEDROOM ONE with double glazed double doors opening to the **BALCONY** with paved flooring and wrought iron balustrade overlooking the May Balfour garden, wardrobe, under floor heating, telephone point and door to

SHOWER ROOM ENSUITE with low level w.c., pedestal wash basin, shower cubicle, half tiled walls, tiled flooring with under floor heating and extractor fan.



BEDROOM TWO two double built in wardrobes, under floor heating, double glazed window.



REFITTED BATHROOM with vanity wash basin with drawers under, low level w.c., half tiled walls, double glazed frosted window, extractor fan, panel enclosed bath with Hansgrohe shower over, under floor heating.

OUTSIDE



To one side is the peaceful May Balfour garden.

A driveway ramp descends through electrically operated gates to the basement car parking where number 5 has an **ALLOCATED CAR PARKING SPACE**, the one nearest the door giving access to the lift serving all floors.

TENURE: the apartment is held on a 189 year lease from June 2003 with approximately 167 years remaining.

In order to maintain the high quality of the **COMMUNAL AREAS** and including buildings insurance, there is a service charge, currently £2291.66 per annum.

M26260925

EPC BAND: C

COUNCIL TAX BAND: TBC

VIEWING: To avoid disappointment, please arrange to view with our **Marlow office on 01628 890707**. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: from our Marlow office proceed towards the River Bridge taking the first turning on the left into Institute Road where Marlow House will be seen after 100 yards on the right.

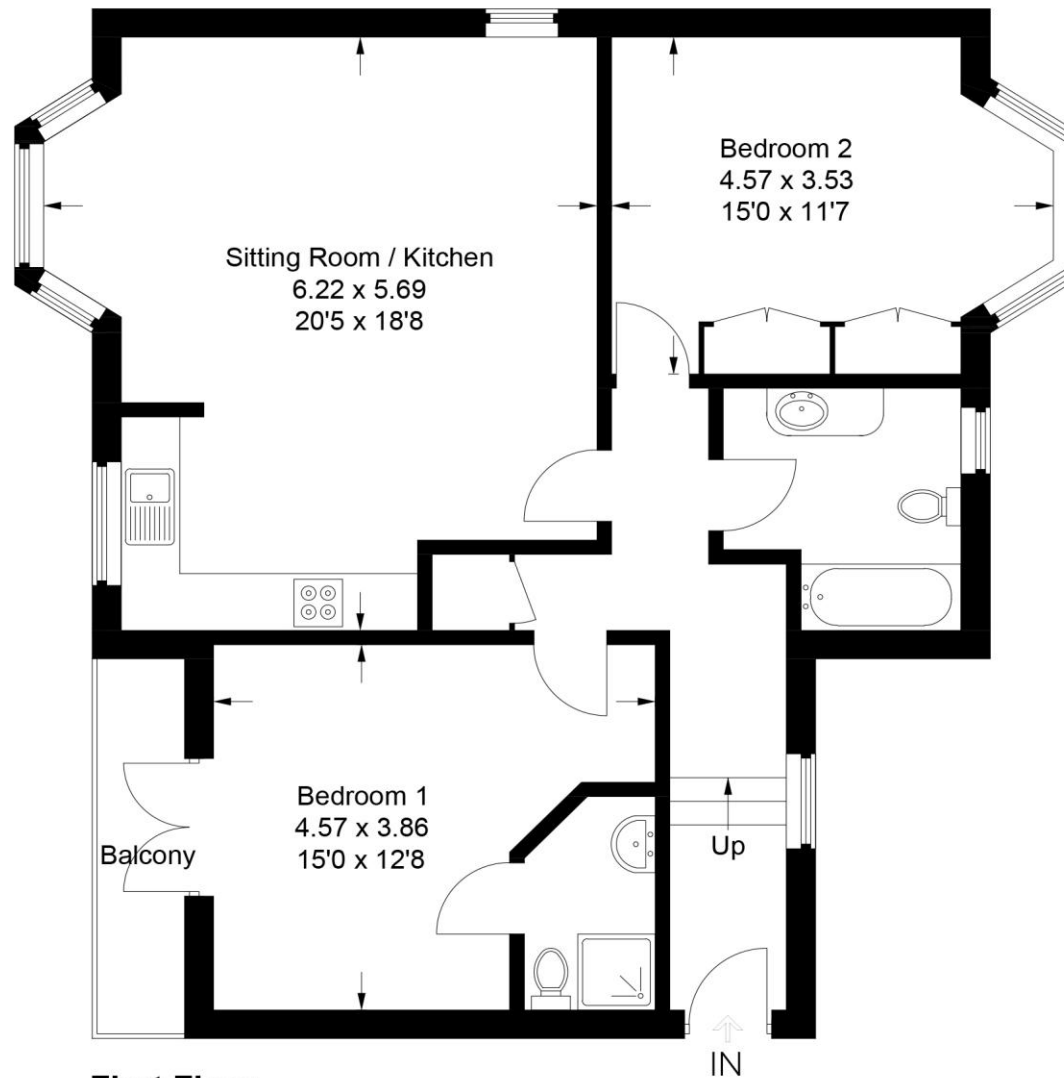
MONEY LAUNDERING REGULATIONS:

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, fixtures and fittings.

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

Approximate Gross Internal Area
81.1 sq m / 873 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.