



8 HAMBLEMEN MILL, MILL END
PRICE: £575,000 LEASEHOLD

am ANDREW
MILSON

**8 HAMBLEDEN MILL
MILL END
HENLEY-ON-THAMES
OXON RG9 3AF**

PRICE: £575,000 LEASEHOLD

Enjoying stunning views over the River Thames, a rarely available three bedroom first floor apartment providing well-kept and good sized living accommodation worthy of internal inspection.

**COMMUNAL GARDENS:
18' RIVER MOORING: MAIN BEDROOM
WITH ENSUITE BATHROOM:
TWO FURTHER BEDROOMS: SHOWER
ROOM: COMMUNAL ENTRANCE HALL:
ENTRANCE HALL: OPEN PLAN
LIVING/DINING ROOM: KITCHEN:
ELECTRIC HEATING: DOUBLE GARAGE:
PARKING. NO ONWARD CHAIN.**

TO BE SOLD: situated in this lovely setting between both Marlow and Henley town centres, a spacious three bedroom first floor apartment with views over a picturesque stretch of the River Thames. The nearby towns of Marlow and Henley provide a wide range of shopping, schooling and leisure facilities and are served by a bus route. For the commuter the M40 motorway is accessible at High Wycombe, via the Marlow Bypass and Marlow has a railway station with trains to London Paddington, via Maidenhead, which links to the Elizabeth Line. The accommodation comprises:

COMMUNAL ENTRANCE HALL stairs to First Floor and panel front door to

ENTRANCE HALL security entry phone, cloaks cupboard, Utility Cupboard with space and plumbing for washing machine and tumble dryer, door to



OPEN PLAN LIVING/DINING ROOM dual aspect room with stunning river views, exposed beams, storage heater and television aerial point.



KITCHEN fitted with matching high gloss floor and wall units, wooden work surfaces, inset ceramic hob with extractor fan over and oven below, enamel one and a half bowl sink unit, integrated dishwasher, space for upright fridge freezer, sash window, wooden flooring.



BEDROOM ONE sash window providing views over the river, exposed beams, access to loft, space, built in wardrobes.

ENSUITE BATHROOM comprising tile enclosed bath with mixer taps and shower attachment, vanity wash hand basin, low level w.c., partly tiled walls, cupboard housing high pressure water cylinder.

BEDROOM TWO sash window, river views and exposed beams.



BEDROOM THREE/STUDY again with sash window and river views, built in wardrobe, exposed beams.



SHOWER ROOM comprising tile and glazed shower cubicle, wash hand basin, low level w.c., tiled floor.

OUTSIDE



There is a well-kept lawned **RIVERSIDE COMMUNAL GARDEN** and an **18' RIVERSIDE MOORING**.



DOUBLE GARAGE with parking in front, light and power.

TENURE: Leasehold

LEASE: 1000 year lease from 1982

SERVICE CHARGE: between September 2025 and September 2026 - £6,065.00

GROUND RENT: £1.00 per annum

M48850925 EPC BAND: E

COUNCIL TAX BAND: TBC

VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: leaving Marlow along the Henley Road and using the postcode **RG9 3AF** continue just past the turning on the right to Hambleden, the entrance to Hambleden Mill can be found on the left hand side where a member of staff will meet you at the security gate.

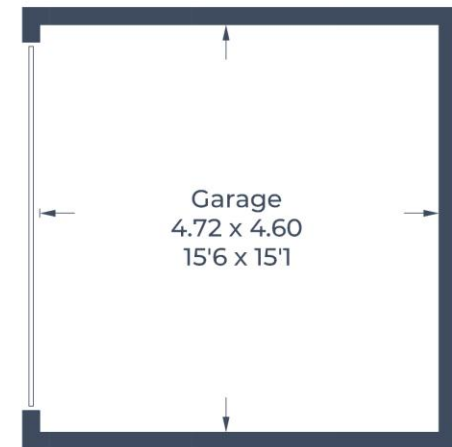
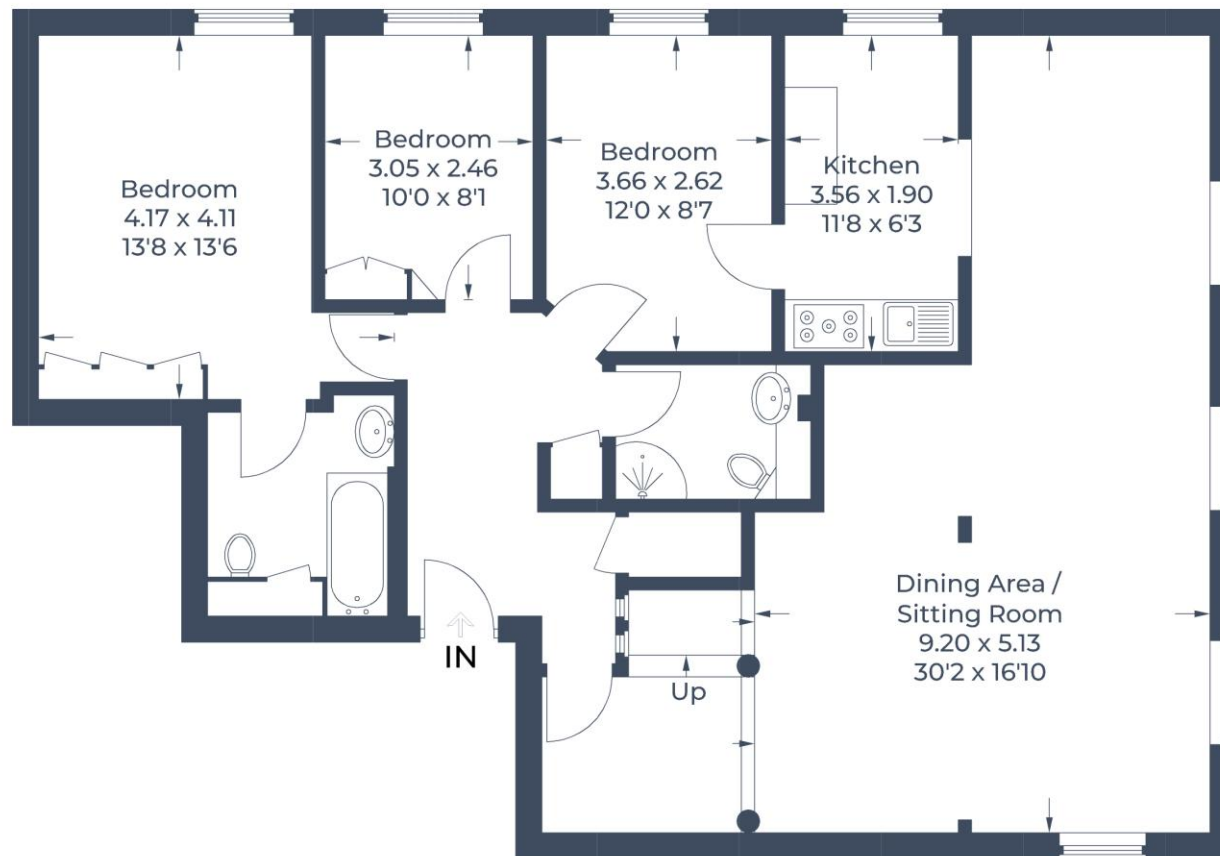
ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in Lettings work must comply with AML Regulations. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

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**

Approximate Gross Internal Area = 105.0 sq m / 1,130 sq ft
Garage = 21.6 sq m / 232 sq ft
Total = 126.6 sq m / 1,362 sq ft



(Not Shown In Actual
Location / Orientation)

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