



58 FOXES PIECE, MARLOW
PRICE: £315,000 LEASEHOLD

am ANDREW
MILSOM

**58 FOXES PIECE
MARLOW
BUCKS SL7 1HF**

PRICE: £315,000 LEASEHOLD

Situated within a level walk of Marlow High Street, this light and spacious two storey maisonette offers well planned accommodation of 862 sq ft and is highly recommended for a viewing.

**TWO DOUBLE BEDROOMS:
BATHROOM: LIVING ROOM:
KITCHEN/BREAKFAST ROOM:
TWO BALCONIES: DOUBLE GLAZING:
GAS CENTRAL HEATING:
NEARBY PARKING:
IDEAL FIRST TIME PURCHASE.**

TO BE SOLD: A lease length of over a hundred years and the ability for owners to keep pets means this spacious two bedroom maisonette is highly recommended. The well planned accommodation is set over two floors in popular residential area within a third of a mile from the High Street. The property benefits from a good sized living room, 17ft fitted kitchen/breakfast room, a modern bathroom and replacement glazed balconies. This fine home enjoys a southerly outlook over allotments and has access to plenty of parking. Marlow High Street 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 and for the commuter the M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively. The accommodation comprises:

COMMUNAL HALL secure entry front door, stairs to first floor landing, door to **BALCONY** and private front door opening to:

HALLWAY laminated wood floor, cupboard with meters, Entryphone, stairs to first floor with cupboard under.



KITCHEN/BREAKFAST ROOM: range of floor and wall units, granite effect work surfaces, four ring hob, oven and cooker hood, one and a half stainless steel sink unit, mixer tap, space & plumbing for washing machine, space for fridge, breakfast bar, radiator, Vaillant combination gas boiler.



LIVING ROOM: a light and airy room with double glazed door out to **GLAZED BALCONY** with view and southerly aspect, radiator.

FIRST FLOOR

LANDING: with radiator, access to loft..



BEDROOM ONE: triple wardrobe, built in cupboard.



BEDROOM TWO: radiator



BATHROOM: white suite of panel bath with mixer tap, pedestal basin, low level w.c., glazed shower cubicle with power shower, tiled wall surrounds heated towel rail, slate tile flooring.



OUTSIDE:

There a choice of nearby residents communal parking.

TENURE: Leasehold. The property is held on a 125 year lease running from 2003. The current annual ground rent is £TBC pa and the maintenance charge is £TBC per month.

M30470126

EPC BAND: TBC

COUNCIL TAX BAND: C

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

DIRECTIONS: Using the post code **SL7 1HF** turn off Little Marlow Road into Foxes Piece Follow the road and take the first turning before bearing left where No 58 can be found on the right hand side.

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.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

NOT TO SCALE



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