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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

**SIMMONS & SONS**



41 Victoria Road  
Marlow, SL7 1DW

Asking Price £350,000  
Leasehold

**41 Victoria Road  
Marlow  
SL7 1DW**

A Two Bedroom Ground Floor  
Maisonette

- Two Double Bedrooms
- Short Walk to High Street
- Good Size Living/Dining Space
- Fitted Kitchen
- Recently Fitted Bathroom
- Decked Courtyard Garden
- Off Street Parking
- Lease Remaining 53 Years (approx.)
- Close Proximity to Marlow GP & Pharmacy



A rare opportunity to purchase this spacious Two Double Bedroom Ground Floor Maisonette benefitting from its own Courtyard Garden and Off-Street Parking. Presented in good order and with a recently re-fitted Bathroom, the property would benefit from some decoration/updating. Situated within a short level walk of the High Street, Station, Open Parkland and River Thames. The property has been priced to take into consideration the Lease length of 53 Years (approx.) and the cost of renewal.

**Accommodation**

Approaching the property through the car parking area, the maisonette is accessed through a wooden gate which leads directly into the Courtyard. There is an Entrance Porch with storage which opens into the spacious and bright Living/Dining room with patio doors leading out into the Courtyard Garden - a side aspect window provides this space with lots of natural light. There is a large cupboard providing further storage - this area is open plan to the Kitchen which is fitted with a range of eye level and base units with roll edge granite effect worktops. There is a four ring gas hob with oven under and stainless steal extractor hood over. Along the Hallway are the Two Double Bedrooms, Bedroom Two with built-in storage and a modern recently re-fitted Bathroom.





## Exterior

The private Courtyard Garden has been decked for low maintenance and would benefit from updating. There is a timber shed. Allocated Parking is provided.

## Situation

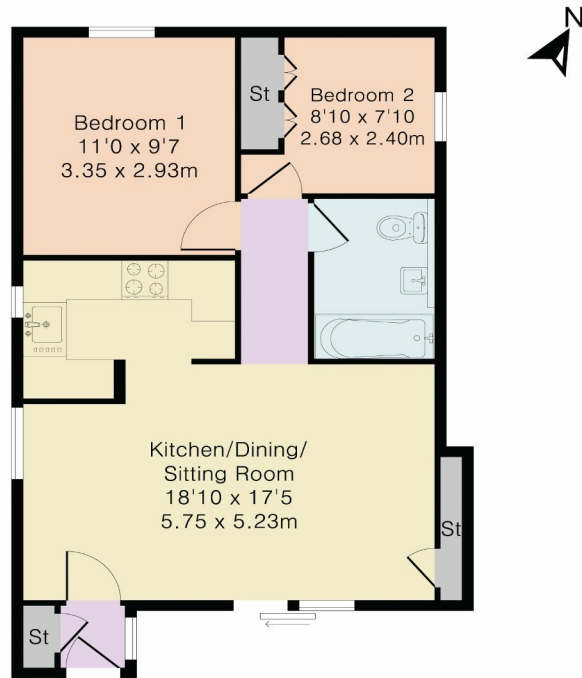
Marlow is a charming and historic town set in the banks of the River Thames and is surrounded by beautiful countryside. It is a perfect place for enjoying the river, shopping with a difference, walking around historical buildings or taking part in the many sports and recreational activities available within the local area. The railway station in Marlow provides access to London (Elizabeth Line and GWR) and access to the M4 and M40 is within a short drive. Excellent schools for children of all ages are available in Marlow and surrounding districts.

## Directions

From the offices of **Simmons & Sons** Marlow turn right into Chapel Street. After the zebra crossing take the first turning on the right into Glade Road. Turn left into Victoria Road where number 41 can be found on the right. A representative of **Simmons & Sons** will meet you at the property.

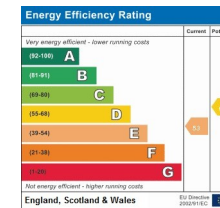


Approximate Gross Internal Area 555 sq ft – 52 sq m



## Council Tax/Wycombe

Tax Band D



## LEASE INFORMATION

Length of Lease: 53 Years (approx.) Remaining

Service Charge: £379 P.A.

Ground Rent: £50 P.A.

This information has been provided by the seller. Any buyer entering into negotiations should satisfy themselves with respect to these charges. Due to the length of the Lease, buyers are advised to consult with their Mortgage providers.

## VIEWINGS - Strictly by appointment with:

Simmons & Sons

T: 01628 484353

E: [sales@simmonsandsons.com](mailto:sales@simmonsandsons.com)



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