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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



15 Peel Lodge
Marlow, SL7 3FH

Asking Price £300,000
Leasehold

15 Peel Lodge Marlow SL7 3FH

- A Superb First Floor One Bedroom Retirement Apartment
- Spacious Living/Dining Room
- Contemporary Fitted Kitchen
- Double Bedroom
- Shower Room
- Well Maintained Landscaped Communal Gardens & Private Gated Parking
- Communal Lounge/Kitchen
- Energy Efficient & Economical Heating
- 24 Hour Careline Support & Secure Camera Entry System
- Secure Entrance from Car Park
- Central Marlow
- **NO ONWARD CHAIN**



This superb First Floor One Bedroom Retirement Apartment is located within an attractive development of just 30 similar properties located just a short level walk from the High Street, Train Station, Open Parkland and River Thames. The apartment is set within beautiful landscaped gardens and benefits from a lovely Communal Lounge and 24 Hour Careline Support. Being offered to the market with **NO ONWARD CHAIN**, early viewings are advised to avoid disappointment.



Accommodation: The Main Entrance Hallway provides access to the lift and stairs to the First Floor. Entering the apartment into the Hallway, a large storage room leads off the hall as do the Bedroom, Shower Room and Living/Dining room. The Living/Dining Room is spacious and bright with a door opening into the contemporary Kitchen which is fitted with a range of eye-level and base units along with integral appliances which include oven, hob and extractor, fridge/ freezer and washer/dryer. The Shower Room is fully tiled with wash hand basin set into a vanity unit, W.C., bathroom cupboard and heated chrome towel rail. The Double Bedroom is front aspect and has fitted wardrobes. On the Ground Floor there is a pleasant Communal Lounge/Kitchen which leads out onto the patio and landscaped gardens. A guest suite is available and there is a Lodge Manager who is onsite Monday to Friday between 9am and 5pm.



Exterior

There are fabulous well maintained Communal Gardens with seating areas. There is secure Private Gated Parking.

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** of Marlow proceed out of Marlow along Spittal Street crossing the mini-roundabout turning left into Dean Street where the Development can be found on the right hand side. A representative of **Simmons & Sons** will meet you at the property.



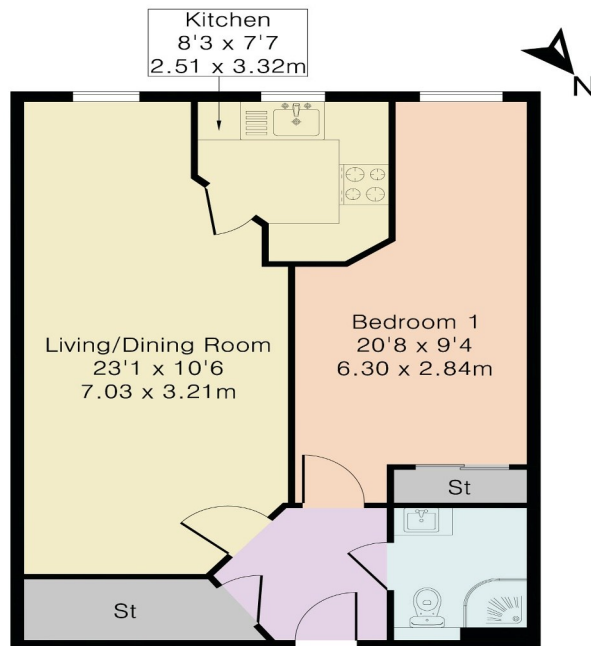
Lease Information:

999 years from 1st JUNE 2018

Ground rent £575 a year

Service Charge £3724.90 a year

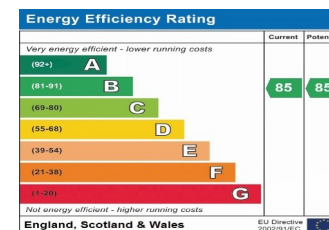
Approximate Gross Internal Area 556 sq ft – 52 sq m



First Floor Flat

Council Tax/Wycombe

Tax Band D



Services

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey and it is not our firm's policy to test services and domestic appliances, so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

VIEWINGS - Strictly by appointment with:

Simmons & Sons

T: 01628 484353

E: sales@simmonsandsons.com



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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