

# 46 Marlow, £350,000\*

(Other charges apply)

RICHMOND  
VILLAGES

Part of Bupa

2F



EPC - C



## 2 bedroom second floor apartment

A spacious second floor apartment with balcony and bay window to lounge with views over the central Village Green from the bay window. Apartment comprises entrance hall, living / dining room, kitchen, two double bedrooms both benefitting from oak fitted wardrobes with the main bedroom benefitting from its own en-suite and a further shower room.

### Specification

- A modern living/dining room with French doors leading to a balcony. Dormer window to front elevation makes this property airy and light with views across the village gardens. Feature fireplace with attractive surround. TV and satellite point\*.
- The well-equipped fitted kitchen has wall and base units, stainless steel sink and drainer, work surfaces and integrated appliances. Spotlights to ceiling.
- Main bedroom with fitted wardrobes and en-suite shower room
- Second bedroom with fitted wardrobes, TV and satellite extension points.
- En-suite with shower over the bath and fully fitted suite.
- Shower room with walk-in shower and fully fitted suite.
- Entrance hall with storage cupboards and access to all rooms.
- TV and satellite points\*.
- Well stocked flower borders and lawns maintained by the Village Gardeners.
- Allocated parking space for one car.

\*Satellite subscription not included.

Important Notice: These particulars are intended to give a fair and substantially correct overall description. Other fees and charges apply, please contact the Village Advisers for further details. Properties are sold on a 125 year lease and this property has 106 years remaining.



01604 432 600

northampton@richmond-villages.com

Richmond Villages Northampton,  
Bridge Meadow Way, Grange Park, Northampton NN4 5EB

# 46 Marlow

## Second Floor

### Kitchen

4419mm x 2437mm

14'5" x 7'10"

### Living Room

6187mm x 4023mm

20'3" x 13'2"

### Bedroom 1

4907mm x 3352mm

16'1" x 11'

### Bathroom

2346mm x 2103mm

7'7" x 6'9"

### Bedroom 2

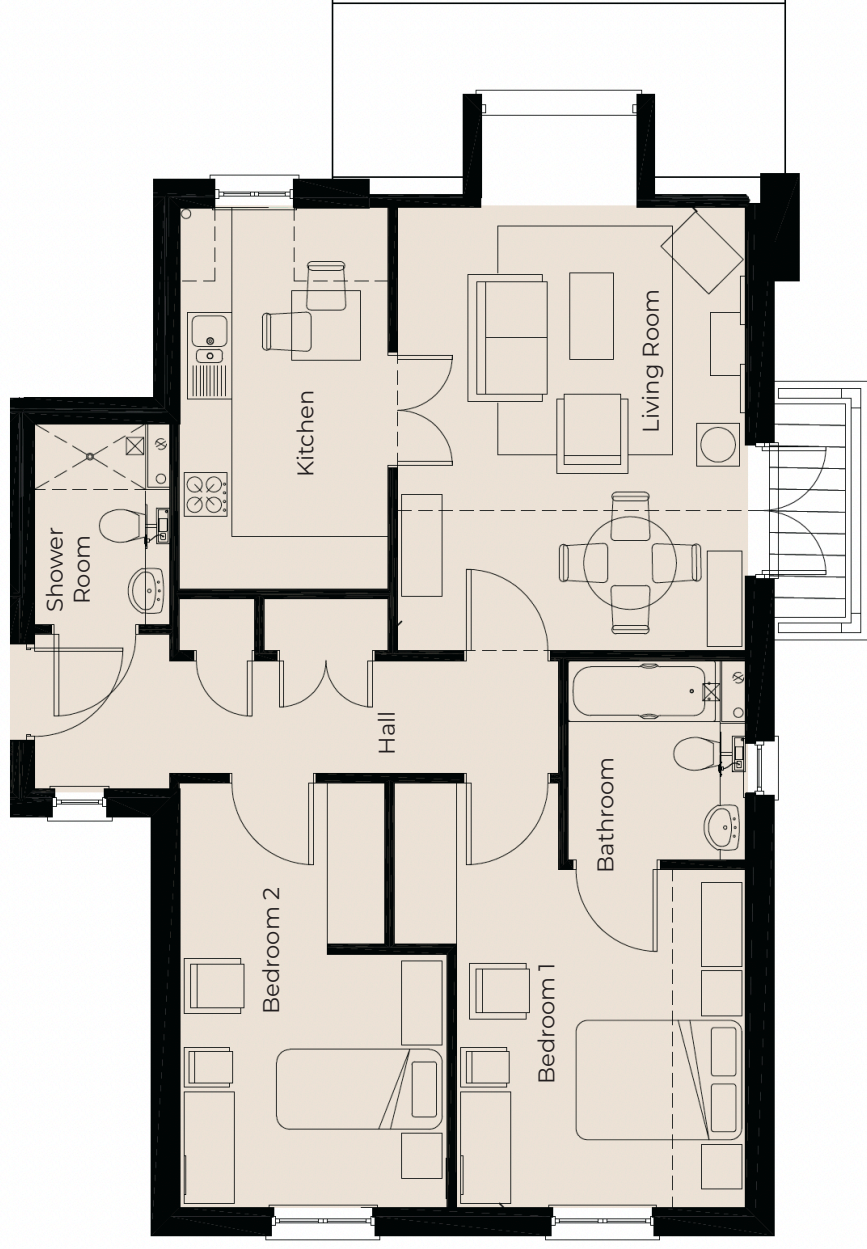
4907mm x 3078mm

16'1" x 10'1"

### Shower Room

2346mm x 1584mm

7'7" x 5'2"



These particulars are intended to give a fair and substantially correct overall description.

Measurements have been taken at 1500mm skirting height.

All dimensions are approximate. Bedroom measurements include the wardrobe if applicable. Room measurements include bay windows if applicable.

Furniture layout is to give an indicative impression. Although all efforts have been made to ensure its accuracy at time of print dimensions, fixtures, fittings, finishes and specifications are subject to change without notice.

The properties are sold unfurnished.

