

# 40 Marlow, £285,000

(Other charges apply)

RICHMOND  
VILLAGES

Part of Bupa



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EPC - C

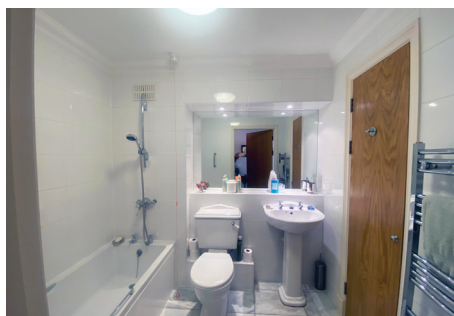


## 1 bedroom second floor apartment

An attractive southeast- and southwest-facing second floor apartment with two balconies. The apartment is situated close to the main village centre and village facilities.

### Specification

- A welcoming southeast-facing living room with French doors leading to a southeast-facing balcony. Feature fireplace with attractive surround and electric fire.
- Modern fitted kitchen with a range of wall and base units and French doors leading to a southwest-facing balcony. Integrated appliances include fridge/freezer, washing machine, dishwasher, electric oven and hob.
- Bedroom with southwest-facing aspect and fitted wardrobes.
- Fully tiled bathroom with marble floor, shower over bath, WC and wash hand basin, fitted wall mirror and a heated towel rail. There is a door accessing a storage cupboard.
- Entrance hall with storage cupboard.
- 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

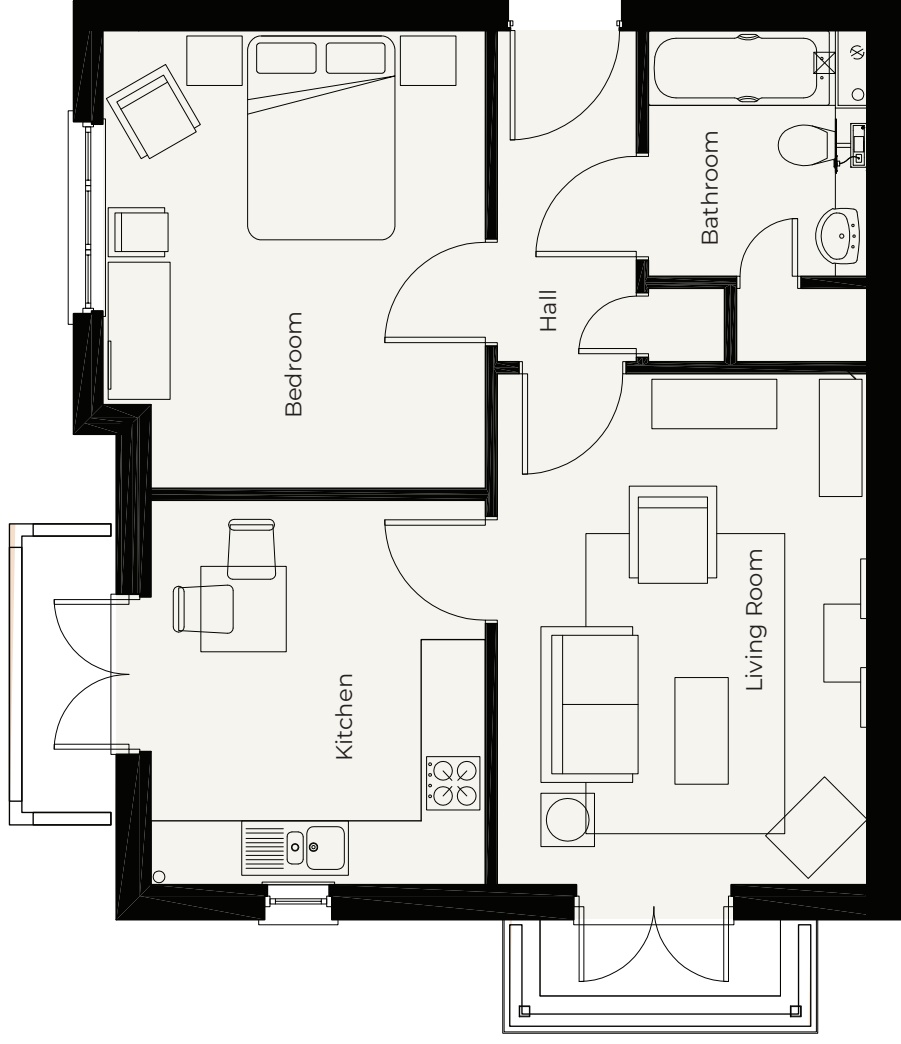
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Bridge Meadow Way, Grange Park, Northampton NN4 5EB

# 40 Marlow

## Second Floor

- Kitchen**  
3657mm x 3139mm  
11'10" x 10'3"
- Living Room**  
4815mm x 3474mm  
15'8" x 11'4"
- Bedroom**  
3688mm x 3627mm  
12'1" x 11'9"
- Bathroom**  
2346mm x 2103mm  
7'7" x 6'9"



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.

