



5 CROWN PLACE, MARLOW
PRICE: £375,000 LEASEHOLD

am ANDREW
MILSON

**5 CROWN PLACE
CROWN LANE
MARLOW
BUCKS SL7 3HL**

PRICE: £375,000 LEASEHOLD

This spacious duplex apartment is situated on the first and second floors and enjoys a marvellous position tucked away right in the heart of the town.

**SECOND FLOOR ROOF TERRACE:
22FT MAIN BEDROOM WITH WARDROBES
& SHOWER ROOM: SECOND DOUBLE
BEDROOM WITH BALCONY: BATHROOM
WITH WHITE SUITE: LIVING ROOM:
FITTED KITCHEN WITH APPLIANCES:
ELECTRIC HEATING: FITTED CARPETS:
NO ONWARD CHAIN:**

TO BE SOLD: this cleverly designed first and second floor Duplex apartment forms part of a twenty year old development of six houses and apartments by Michael Shanly Homes. This well planned apartment feels completely tucked away and yet is within a few yards of the vitality of thriving Marlow High Street with an excellent range of shopping and social facilities. Marlow has a railway station with train service to Paddington, via Maidenhead, which links to the Elizabeth Line. The M4 and M40 motorways are accessible, via the Marlow Bypass at Maidenhead and High Wycombe respectively. The apartment is within the Spinfield and Sir William Borlase's school catchments so an ideal letting investment. Whilst not possible to photograph and do the accommodation justice from outside, we can thoroughly recommend an internal inspection of this unique and stylish home The accommodation comprises:

COURTYARD ENTRANCE approached through a security gate with entry phone system. The courtyard is part covered with a private front door to No 5.

ENTRANCE HALL with stairs to

FIRST FLOOR

LANDING with window and stairs to second floor, entry phone system, door to



LIVING ROOM with electric heater, laminate wood flooring, opening to



KITCHEN fitted with white units and laminated work surface with single drainer stainless steel sink unit inset, and Neff four plate ceramic hob with stainless steel splash back and cooker hood, drawers and cupboards, Siemens oven, dishwasher, washer dryer, fridge and freezer, wall cupboards, lighting under, double glazed double doors for the **JULIET BALCONY**.



BEDROOM TWO with double wardrobe, electric heater, door to **SMALL BALCONY** overlooking the central courtyard.



**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

BATHROOM pedestal wash basin, low level w.c., tiled floor, shaver point, chrome towel rail/radiator, panel bath with shower attachment, extractor fan.

SECOND FLOOR

LANDING access to walk-in airing/storage cupboard with the Megaflo pressurised hot water tank and door to



BEDROOM ONE four double built in eaves storage/wardrobes, two roof lights, double glazed door to roof garden.



ENSUITE SHOWER ROOM with low level w.c., pedestal basin, tiled splash back, shaver point, extractor fan, chrome towel rail/radiator.



Off Bedroom One a double glazed door opening to the **ROOF GARDEN** a useful outside space with fine roof top outlook.



PARKING: none is included but it is often possible to rent town centre car parking spaces nearby.

TENURE: We are told that the property is held on a 99 year lease with 78 years remaining with a current ground rent of £818 per annum. Service

charge is payable twice. £598 for 6 months, so £1196 per annum. The charges include buildings insurance, communal maintenance, communal electricity and external redecoration.



M2808(5)0522

EPC BAND: D

COUNCIL TAX BAND: D

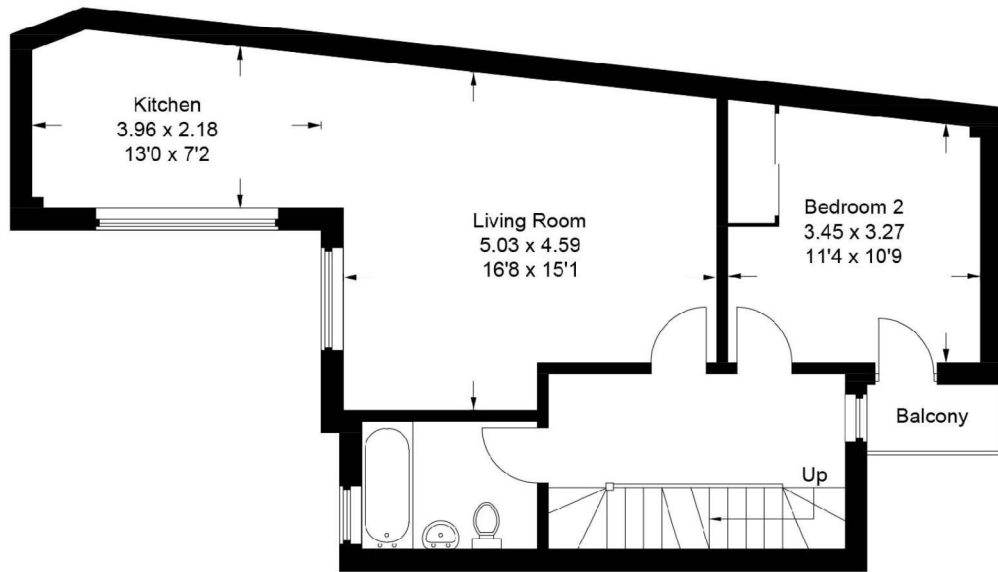
VIEWING: please arrange a visit by contacting us on **01628 890707** or homes@andrewmilsom.co.uk

DIRECTIONS: Use **SL7 3HL** which takes you to Spittal Street. Crown Lane is the first on the left. The gated access to Crown Place will be seen on your left.

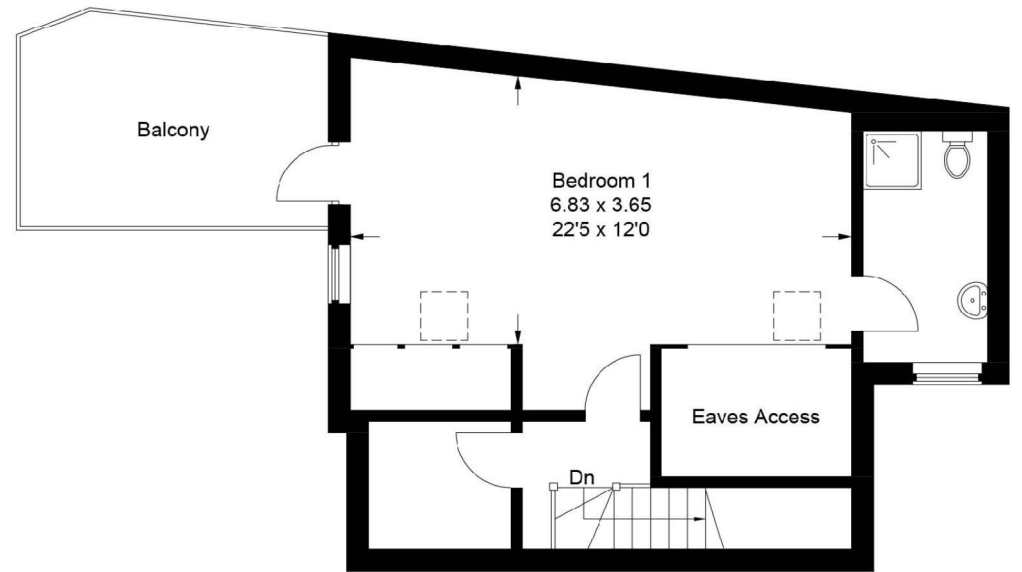
ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in lettings work must comply with AML regulation. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of **£30 plus VAT** per named buyer.

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.

Approximate Gross Internal Area
First Floor = 53 sq m / 568 sq ft
Second Floor = 44 sq m / 474 sq ft
Total = 97 sq m / 1,042 sq ft
(Including Eaves)



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.