



33 GRAINGER HOUSE, MARLOW
PRICE: £275,000 LEASEHOLD

am ANDREW
MILSON

**33 GRAINGER HOUSE
FINDLAY MEWS
MARLOW
BUCKS. SL7 1AP**

PRICE: £275,000 LEASEHOLD

This well planned and presented ground floor apartment is equipped to a particularly high standard and benefits from its own private patio area.

**PRIVATE PATIO:
DOUBLE BEDROOM WITH FITTED
WARDROBES:
:LIVING ROOM WITH DOORS TO PATIO:
FITTED KITCHEN WITH APPLIANCES:
GAS CENTRAL HEATING TO
RADIATORS: DOUBLE GLAZING:
GATED ACCESS: ONE ALLOCATED
PARKING SPACE: NO ONWARD CHAIN.**

TO BE SOLD: this superb ground floor apartment forms part of this popular gated development built by Linden Homes situated within one mile of Marlow town centre. Marlow has excellent sports and social facilities, a busy High Street with variety of shops and restaurants and a railway station with trains, via Maidenhead, to London Paddington which links to the Elizabeth Line. The M4 and M40 are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The accommodation comprises:

COMMUNAL FRONT DOOR entry phone system with door to

ENTRANCE HALL radiator, storage and cloaks cupboard.



LIVING ROOM with double glazed window and doors to patio, radiator, tv point. Sliding doors to



BEDROOM with double glazed window, built in mirror fronted wardrobes, radiator.



KITCHEN fitted with a single drainer sink unit set in laminated work surface with ample drawers and cupboards under, electric oven with four plate gas hob and cooker hood over, ample wall cupboards, one housing wall mounted gas fired central heating boiler, integrated fridge/freezer, dishwasher and washing machine.



BATHROOM panel enclosed bath with shower attachment, wall hung wash basin, low level w.c., towel rail/radiator, double glazed frosted window, tiled splashbacks and tiled flooring, extractor fan.



OUTSIDE

Findlay Mews is approached by a pair of electrically operated gates or via pedestrian gate of off Willowmead Gardens where there is an **ALLOCATED CAR PARKING SPACE** for Number 33

TENURE: The property is held on **125 YEAR LEASE** from 2012 and an annual **GROUND RENT** of £389.00. In order to maintain the high quality of the buildings and their communal areas there is an annual **MAINTENANCE CHARGE** of £730.18.

EPC BAND: C- COUNCIL TAX BAND: tbc

VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: Use the postcode **SL7 1AP**. Findlay mews is approximately three quarters of a mile from the High Street entered through a gated entrance. Access to the flat can also be gained without having to enter the secure parking area and by parking in Willowmead Gardens.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712. allan.buckridge@thamesideassociates.co.uk 69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.

Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.'

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.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

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Approximate Gross Internal Area
50.4 sq m / 542 sq ft

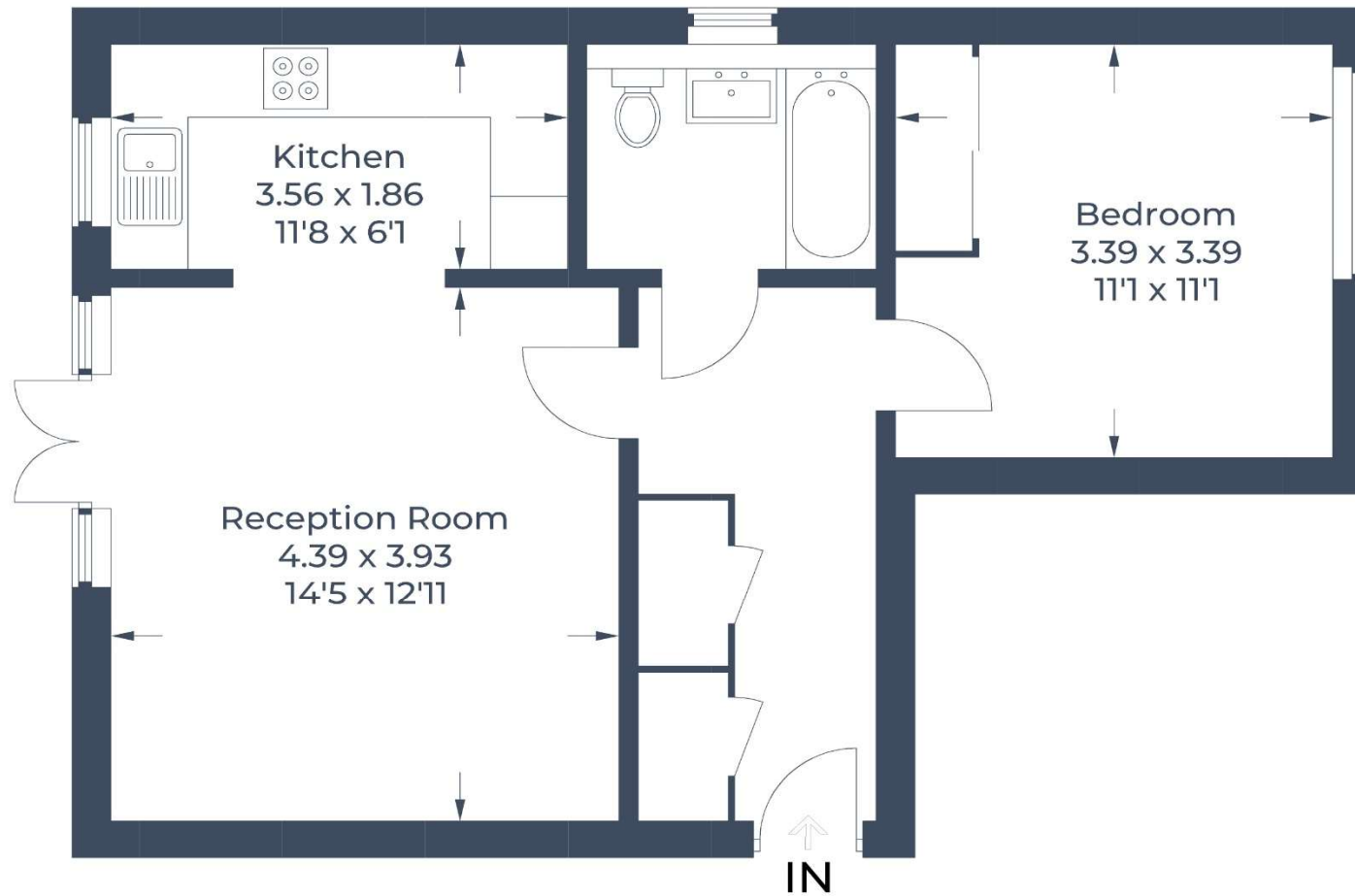


Illustration for identification purposes only,
measurements are approximate, not to scale.
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