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SIMMONS & SONS



21 Primrose Lea, Marlow, Bucks SL7 2QL

A 2 Bed First Floor Maisonette in a Popular Residential Location Close to Marlow High Street

OIEO £309,000

Leasehold

The Property

This modern two bedroom first floor maisonette is located close to Marlow High Street with a range of shopping, bars and restaurants.

Accommodation Comprises:

Entrance Hall: Front door, coving, wall mounted fuse box and electric meter, stairs rising to:

First Floor Landing/Hallway: Access to loft space, coving, t.v. point, airing cupboard housing hot water tank and emersion heater, shelving.

Lounge/Diner: Front aspect, double glazed window, space for table and chairs, t.v. point, coving, electric storage heater.

Kitchen: Rear aspect, modern fitted wall and base units with complimentary work surfaces, 1 1/2 bowl single drainer stainless steel sink unit with stainless steel mixer taps, integrated oven, microwave, hob, fridge and freezer, plumbing for washing machine, tiled splash backs, tiled floor, coving and t.v. point.

Bedroom 1: Front aspect, wall mounted storage heater, t.v. point, built in fitted wardrobes, night storage heater, coving.

Bedroom 2: Rear aspect, wall mounted storage heater, double built in wardrobe, coving.

Shower Room: Modern white suite comprising walk-in shower cubicle, low level W.C., pedestal wash hand basin with stainless steel mixer tap, heated towel rail, fully tiled, laminate wood flooring, frosted window to side.



Outside

Communal Gardens: Well maintained mainly laid to lawn with mature trees and plant borders. Pathways to front door.

Parking: Residents parking available.

Lease Information: We are advised by the Vendor

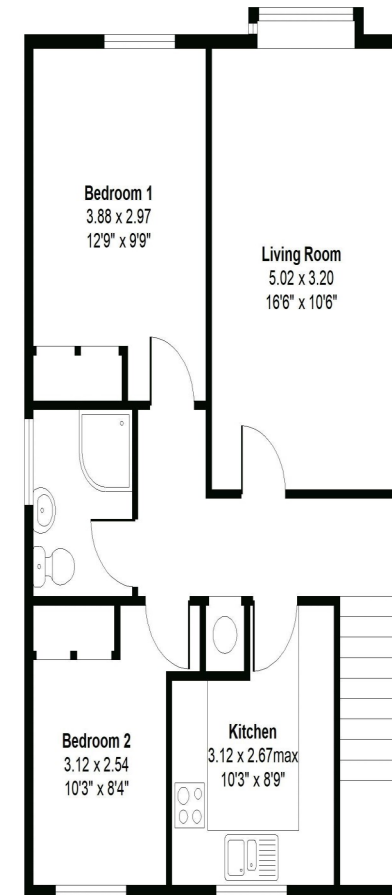
Tenure: 125 year lease from 2003.

Ground Rent P/A: £50

Quarterly Maintenance Charge: £100.

NOT TO SCALE

© techno-graph



First Floor

Approx 57 sq m - 616 sq ft
(Gross Internal)

Situation

Marlow is a charming and historic town set on 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 (Paddington via Maidenhead) 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

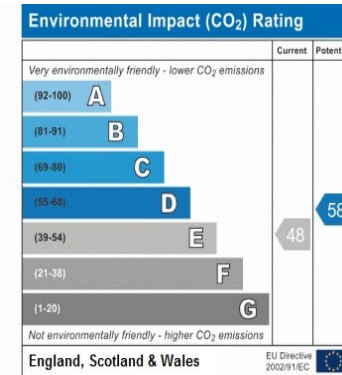
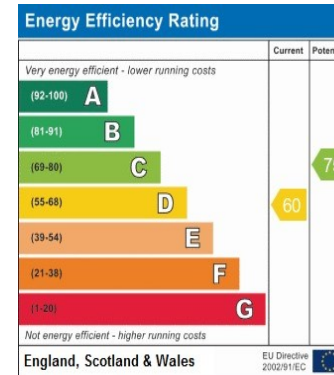
From our office at 1 High Street, turn right into Spittal Street and left at the mini roundabout into Dean Street. Take the second left into Queens Road where the entrance to Primrose Lea will be found immediately on the right with No 21 to be found on the right hand side. A representative of Simmons & Sons will meet you at the property.

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.

Local Authority

Wycombe District Council
Queen Victoria Road
High Wycombe
Bucks
HP11 1BB



For further information or to arrange a viewing please contact the Marlow office:

T: 01628 484353 E: marlowsales@simmonsandsons.com

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32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 840077

Sherdon House
Reading Road
Sherfield-on-Loddon
RG27 0EZ
T: 01256 882200

Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151