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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



The Paddocks, Savill Way, Marlow

Second Floor Apartment With No Onward Chain

Guide Price £199,000

Leasehold

26 The Paddocks, Savill Way

Marlow, SL7 1TH

- Communal entrance
- Spacious double aspect Lounge/Dining Room
- Double bedroom
- Kitchen
- Bathroom
- Well maintained communal gardens
- Resident's car park with allocated parking
- Within 0.4 miles of the train station
- Within 0.7 miles of the high street and Higginson Park

Offered to the market, this second-floor apartment located at The Paddocks, Savill Way offered for sale with no onward chain. This one-bedroom apartment benefits from a spacious double aspect lounge/dining room, providing a bright and airy living space. The accommodation comprises a double bedroom, a kitchen, and a bathroom, all thoughtfully arranged to maximise comfort and functionality. Residents enjoy access to well-maintained communal gardens and a dedicated car park. The property is conveniently situated within 0.4 miles of Marlow train station, and just 0.7 miles from the town's vibrant high street and the scenic Higginson Park, offering an excellent balance of connectivity and leisure amenities. This property presents an ideal opportunity for first-time buyers or investors seeking a comfortable home in a desirable location.





Situation

Marlow is a charming and historic town set on the banks of the River Thames, surrounded by the beautiful Chiltern countryside designated as an Area of Outstanding Natural Beauty. Marlow offers a variety of cafes, bars and restaurants and is a perfect place for enjoying the River Thames and shopping with a difference. Many recreational activities are available within the local area and there are excellent schools for children of all ages available in both Marlow and surrounding districts. Marlow station provides access to London Paddington (GWR & Elizabeth Line) and is within easy access of the M4 and M40.

Directions

From the offices of SIMMONS & SONS of Marlow proceed out of Marlow along the High Street and turn left at the min roundabout into Station Road. Continue along the road to the T junction and turn right into Fieldhouse Lane. Take the first turning left into Savill Way where The Paddocks will be found on the left hand side. A representative of Simmons and Sons will meet you in the car park.

Services

Heating: Electric

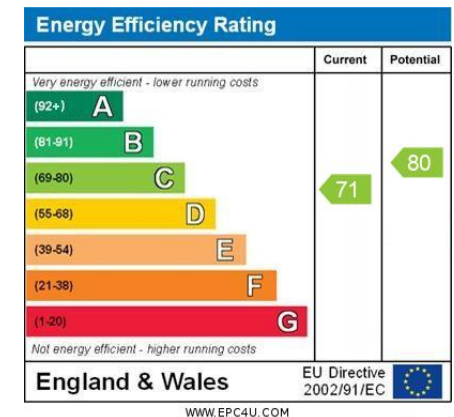
Water: Mains Supply

Agents Note – Internal pics taken before the tenants moved in.

Local Authority - Buckinghamshire Council

Council Tax Band - **C**

Energy Performance Rating - **C71**



VIEWINGS - Strictly by appointment only
with Simmons & Sons - Marlow Sales

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