



22 THE PADDOCKS, MARLOW
PRICE: £199,950 LEASEHOLD

am ANDREW
MILSON

**22 THE PADDOCKS
SAVILL WAY
MARLOW
BUCKS SL7 1TH**

PRICE: £199,950 LEASEHOLD

This well planned and spacious first floor apartment is situated within this popular development within level walking distance of Marlow High Street and railway station.

COMMUNAL GARDENS:

DOUBLE BEDROOM:

BATHROOM:

DUAL ASPECT LIVING ROOM: KITCHEN:

ELECTRIC HEATING:

ALLOCATED & VISITOR CAR PARKING.

TO BE SOLD: this spacious first floor apartment is situated within this popular development and within walking distance of Marlow town centre with its excellent range of shopping, sporting and social facilities. The property benefits from a refitted bathroom, double aspect living room and good sized double bedroom. Marlow railway station has train service to Paddington, via Maidenhead and the Elizabeth line. The M4 and M40 motorways are accessible, via the Marlow Bypass at Maidenhead and High Wycombe respectively. The well-presented accommodation is arranged as follows:

Front door to **COMMUNAL ENTRANCE HALL** providing stairs to **FIRST FLOOR LANDING** and front door to

ENTRANCE HALL with storage heater, built in cupboard housing the hot and cold water tanks.



DUAL ASPECT LIVING ROOM: with double glazed windows, storage heater, tv point and door to



KITCHEN: fitted with a range of floor and wall units, work surfaces space with inset stainless steel sink, tiled borders, space and plumbing for washing machine, space for fridge freezer, electric hob with oven below, tiled floor, double glazed window.



BEDROOM: with double glazed bay window, electric heater.



BATHROOM comprising an enclosed panel bath with mixer tap and shower attachment, wash hand basin, low level wc, part tiled walls, heated towel rail, extractor fan.



OUTSIDE

There are **COMMUNAL GARDENS** mainly laid to lawn.

ONE ALLOCATED CAR PARKING SPACE and **VISITOR CAR PARKING.**

TENURE: we understand that the apartment is held on a 215 year lease from January 1st 1986.

SERVICE CHARGE £734.89 per half year and peppercorn ground rent.

M15040626

EPC BAND: B.

VIEWING: To avoid disappointment, please arrange to view with our **Marlow office on 01628 890707.** We shall be pleased to accompany you upon your inspection.

DIRECTIONS: entering Marlow over the River Bridge, turn right at the mini roundabouts into Station Road which becomes Dedmere Road. At the end turn right and then immediately left into Savill Way where The Paddocks will be seen on the left hand side.

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.

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.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

