



PEEL LODGE

Welcome Centre

Retirement Living Your Way  
Buy or Rent  
Independence, Simplicity, Peace of Mind

No More Exit Fees  
Keeping things simple for you

VIEW OUR LAST REMAINING APARTMENTS,  
POP IN OR CALL 01628 468451 FOR MORE INFO

**28 PEEL LODGE, MARLOW**  
**PRICE: £375,000 LEASEHOLD**

**am** ANDREW MILSON

**28 PEEL LODGE  
DEAN STREET  
MARLOW  
BUCKS SL7 3FH**

**PRICE: £375,000 LEASEHOLD**

A well planned and presented two double bedroom second floor retirement apartment situated on a popular and sought after development within walking distance of Marlow town centre and available for those over the age of 55.

**COMMUNAL GROUNDS: TWO DOUBLE BEDROOMS: LIVING/DINING ROOM: SHOWER ROOM: KITCHEN WITH APPLIANCES: GROUND SOURCE HEAT PUMP TO RADIATORS: DOUBLE GLAZING: RESIDENTS LOUNGE: GUEST SUITE: SECURE ENTRANCE: ON SITE MANAGER: 24 HR SUPPORT VIA CARE-LINE SYSTEM: LIFT TO UPPER FLOORS: CAR PARK WITH SCOOTER STORE.**

**TO BE SOLD:** this spacious and light second floor apartment forms part of the Peel Lodge development, built by Churchill Retirement in 2018 and offers well planned and presented accommodation with high quality fittings throughout. Peel Lodge is restricted in occupation to the over 55s and provides a range of facilities including a residents lounge, a lodge manager in situ Monday to Friday and various group activities. The property is situated within level walking distance of Marlow High Street which offers a wide range of shops' restaurants and public houses. There is a nearby doctor and dentist's surgery, and a railway station with trains to London Paddington, via Maidenhead. The M4 and M40 are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively. The accommodation comprises:

**COMMUNAL ENTRANCE** secure double doors leading to the resident's reception lounge and to hallways with doors to outside and a lift.

Front door to **ENTRANCE HALL** with radiator, video entry system, access to loft, built in storage cupboard.



**LIVING/DINING ROOM** double glazed window, radiator, fireplace with electric fire, t.v. aerial point, glazed door to



**FITTED KITCHEN** contemporary range of high gloss wall and base units with granite style working surfaces, under unit lighting, single drainer stainless steel sink unit, oven with four ring ceramic hob with cooker hood over, fitted washer/dryer, spotlights, tiled wall borders, built in fridge and freezer.



**BEDROOM ONE** with radiator, double glazed window, mirror fronted double wardrobe, tv aerial point.



**BEDROOM TWO** with radiator, double glazed window, mirror fronted double wardrobe.



**SHOWER ROOM** with tiled and glazed shower, vanity wash basin, low level wc, heated towel rail, mirrored cupboard, fully tiled walls.

**RESIDENTS COMMUNAL AREAS:** there is a fully furnished owner's lounge and guest suite. Use of the guest suite is by arrangement with the lodge manager.



### **OUTSIDE**



There are well maintained and landscaped communal grounds surrounding the property with a **CAR PARK** for residents and a store for mobility scooters with a charging point.

### **MAINTENANCE CHARGES ETC:**

The annual **GROUND RENT** is paid half yearly @ £447.27

The annual **SERVICE CHARGE** is paid half yearly @ £3051.55

The **LEASE** commenced on 27th June 2018 with a term of 999 years.

**M49350726**

**EPC BAND: B**

**COUNCIL TAX BAND: D**

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

**DIRECTIONS:** Using the postcode **SL7 3FH** Peel Lodge can be found shortly on the right hand side of Dean Street when leaving Marlow.

**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.

***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.

Approximate Gross Internal Area = 65.6 sq m / 706 sq ft

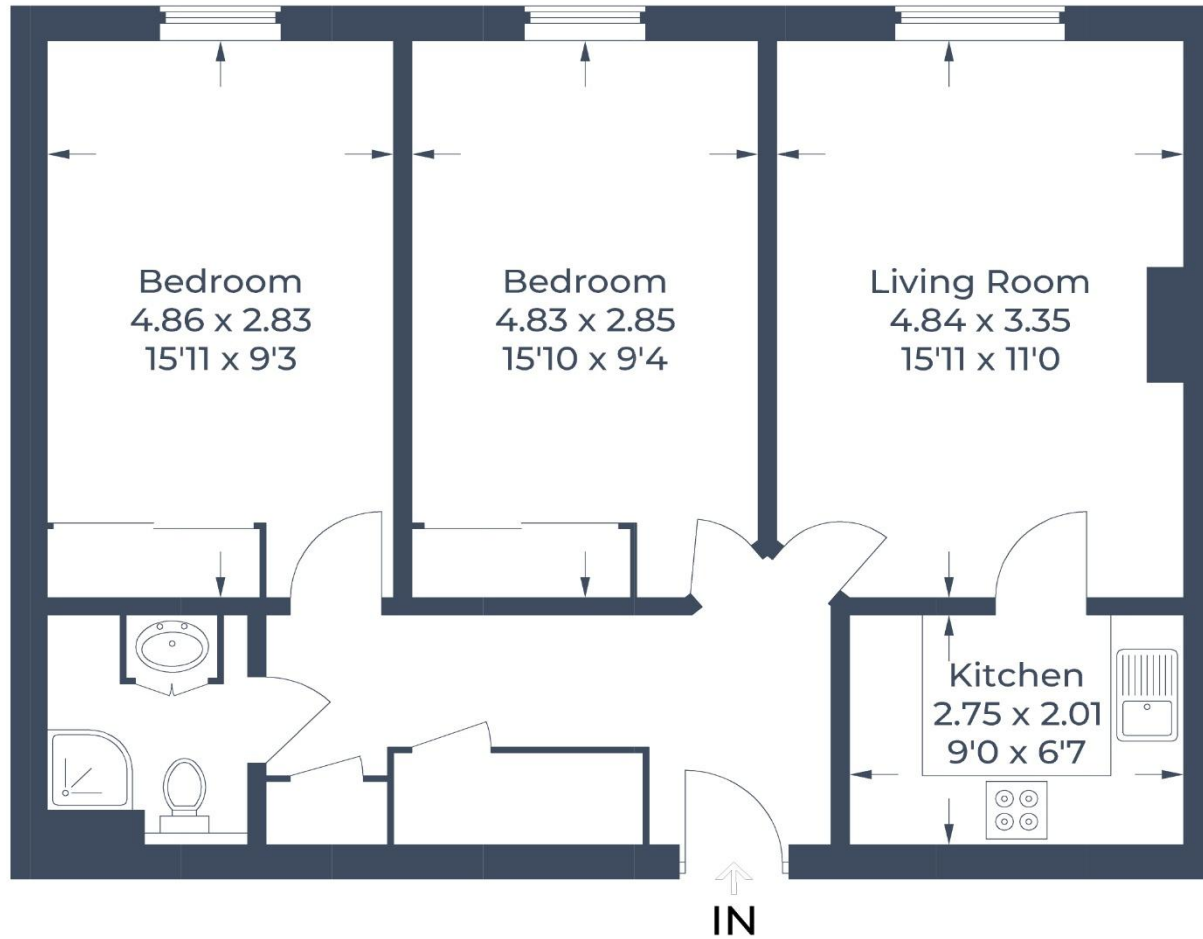


Illustration for identification purposes only,  
measurements are approximate, not to scale.

© CJ Property Marketing Produced for Andrew Milsom