



20 THE PADDOCKS, MARLOW
PRICE: £170,000 LEASEHOLD

am ANDREW
MILSON

**20 THE PADDOCKS
SAVILL WAY
MARLOW, BUCKS
SL7 1TH**

PRICE: £170,000 LEASEHOLD

This modern and well planned one bedroom first floor apartment, popular with first time buyers and investors, is situated within level walking distance of the railway station and Marlow high street.

**COMMUNAL GARDENS: BEDROOM:
BATHROOM: LIVING ROOM: KITCHEN:
ELECTRIC HEATING: ALLOCATED &
VISITOR CAR PARKING:
NO ONWARD CHAIN.**

TO BE SOLD: This first floor apartment forms part of a popular block close to the Globe Business Park (offering employment opportunities and likely tenants), the railway station and Marlow high street. The M4 & M40 motorways are readily accessible via the A404m which is within a few minutes drive. The apartment is being offered to the market with no onward chain and enjoys the benefit of communal gardens, allocated and visitor car parking and well planned accommodation, so equally suited to buy to let, first time or retirement purchasers. Marlow town centre is within a level walk and has an excellent range of shopping, sporting and social facilities as well as schools for children of all ages. Marlow also has a railway station with trains to London Paddington via Maidenhead and the Elizabeth line
The accommodation comprises

COMMUNAL ENTRANCE with stairs to upper floors and front door to:

ENTRANCE HALL: airing cupboard, electric radiator.



LIVING ROOM: with double glazed windows, electric radiator, opening through to Kitchen.



KITCHEN: fitted with matching floor and wall units, roll edge work surfaces, ceramic hob with extractor over and oven below, single bowl sink unit, space and plumbing for washing machine, recess for fridge.



BEDROOM: with double glazed window, electric radiator.



BATHROOM: White suite of panelled bath with shower attachment, low level w.c., vanity wash hand basin, tiled walls, heated towel rail

OUTSIDE:



COMMUNAL GARDENS laid mainly to lawn screened by shrubs and trees.

CAR PARKING one allocated space for the owner of No 20, with choice of visitor spaces.

TENURE: Leasehold. The property is held on the original 125 year lease from 1986 with 85 years remaining. The ground rent paid is £450.00 pa and service charge of £735.00 per half year.

M49290626

EPC BAND: C

COUNCIL TAX BAND: C

DIRECTIONS: From our Marlow High Street office proceed towards the river turning left into Station Road. Continue into Dedmere Road and turn right at the T-junction with Newtown Road. Turn first left into Savill Way and left again into the car parking for The Paddocks where No 20 will be found in the block on the right.

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

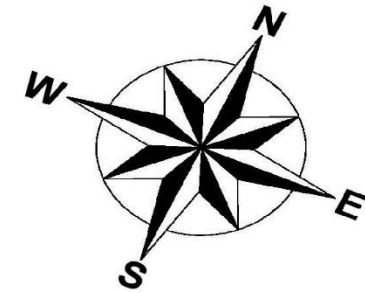
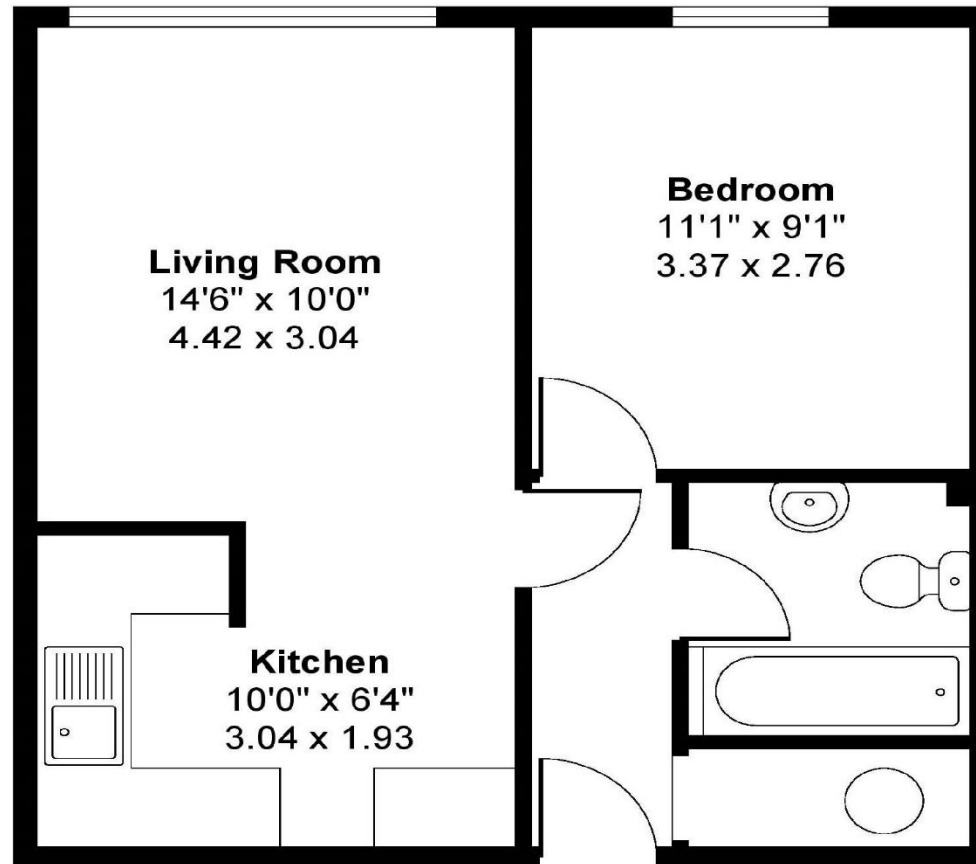
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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 and furnishings.

LETTING AND MANAGEMENT: We offer a comprehensive range of services for landlords. Please call 01628 816590 for further details.

NOT TO SCALE

© techno-graph



Floor Area
Approx 400 sq ft - 37.19 sq m
(Gross Internal)