



17 TEMPLE MILL ISLAND, MARLOW
PRICE: £725,000 SHARE OF FREEHOLD

am ANDREW
MILSON

**17 TEMPLE MILL ISLAND
TEMPLE MILL
MARLOW
BUCKS SL7 1SG**

PRICE: £725,000 SHARE OF FREEHOLD

Situated on the exclusive and sought after Temple Mill Island development which was built in the early 1980's, this well planned two storey duplex home enjoys superb river views to both front and rear.

**LARGE NEARBY MOORING:
THREE BEDROOMS: ENSUITE BATHROOM:
SHOWER ROOM: CLOAKROOM:
LIVING/DINING ROOM:
REFITTED KITCHEN: BOX ROOM:
ELECTRIC HEATING: TWO BALCONIES:
DOUBLE GARAGE: VISITOR PARKING.
NO ONWARD CHAIN.**

TO BE SOLD: Located in a prime position just two miles south of Marlow in a sought after riverside development, this spacious first and second floor apartment offers exclusive living in a secure environment and is ideal as a permanent residence, holiday home or as a 'lock and leave'. This fine property which was upgraded in 2021 is situated in an exceptional position and enjoys some of the best views from the Berkshire banks of the River Thames across the water to Buckinghamshire. Located just two miles south of Marlow, the property is also well placed for easy access to the M4 and M40 motorways via the A404 at Maidenhead and High Wycombe respectively and is also just a few minutes' walk from the towpath leading to Hurley village. Marlow has excellent sports and social facilities, a busy High Street with variety of shops and restaurants and a railway station with trains, via Maidenhead, to London Paddington which links to the Elizabeth Line. The accommodation comprises:

ENTRANCE PORCH at First Floor level and approached from an open stair. Front door, tiled floor, meter cupboard and glazed door to



LIVING/DINING ROOM spiral staircase to First Floor, two night storage heaters, view over the Temple Mill moorings, doors to Bedroom Three and to Kitchen, double glazed sliding patio doors to



BALCONY with river views.

CLOAKROOM refitted with white suite of w.c., wash basin with vanity cupboard, tiled wall surrounds, vinyl floor, heated towel rail, mirror.



KITCHEN refitted with contemporary range of wall and base units with granite style working surfaces, single drainer sink unit with mixer tap and separate water tap, fitted microwave, oven, induction, cooker hood, dishwasher, washer/dryer and fridge freezer, vinyl floor, window with view over the Thames, wall thermostat.

BEDROOM THREE/STUDY window with view over Thames, wall thermostat.

FIRST FLOOR LANDING access to loft, airing cupboard with shelving and lagged hot water cylinder.

BOX ROOM providing excellent storage including eaves storage supplied with light.



BEDROOM TWO view over the Temple Mill Island, Mill Island and its moorings, wall thermostat.

SHOWER ROOM refitted white suite of glazed and tiled shower cubicle with shower unit, wash basin with vanity drawers and cupboards, w.c., tiled walls, mirror, heated towel rail, extractor fan.



BEDROOM ONE deep eaves closet, electric heater, fitted wardrobes and door to **BALCONY** with superb river and woodland views,



ENSUITE BATHROOM refitted white suite of panel bath, shower attachment and screen, w.c., wash basin with vanity drawers and cupboards, vinyl floor, heated towel rail, tiled walls, extractor fan, mirror.



The property benefits from a **DOUBLE GARAGE** with roller door, light, power and loft storage. The estate includes sweeping, well maintained riverside lawns with **VISITOR PARKING**. There is a double bin store with water tap.



THE MOORING in the adjacent basin is one of the largest moorings on the island and located at the north of the property, clearly visible from the living room of No 17.

Whilst freehold, the island enjoys communal areas with electric gates, roadways, lawns & parking spaces. There is a £120 pcm **SERVICE CHARGE**.

M48861025 EPC BAND: TBC
COUNCIL TAX BAND: TBC



VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

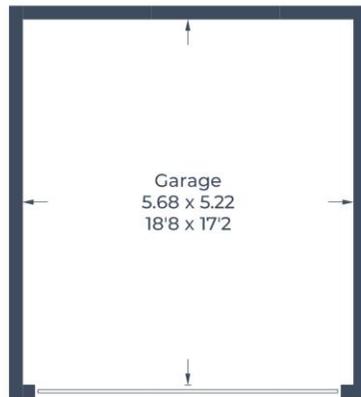
DIRECTIONS: using the postcode **SL7 1SG** enter through the security gates and bear round to the left where number 17 is on the right.

ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in Lettings work must comply with AML Regulations. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

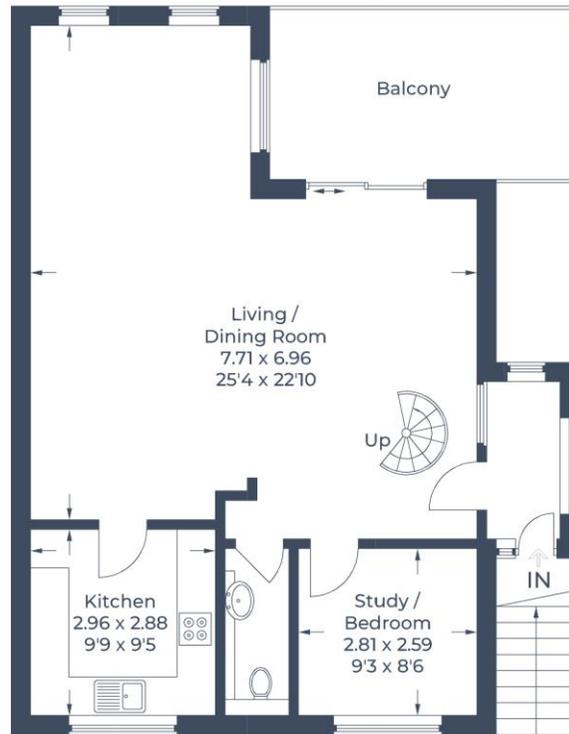
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

DRAFT DETAILS
AWAITING CLIENTS APPROVAL

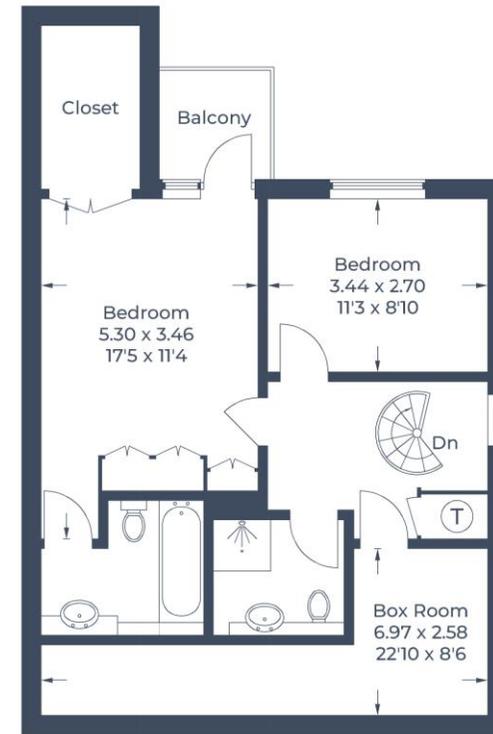
Approximate Gross Internal Area
 Ground Floor = 69.2 sq m / 745 sq ft
 First Floor = 60.7 sq m / 653 sq ft
 Garage = 29.6 sq m / 319 sq ft
 Total = 159.5 sq m / 1,717 sq ft



(Not Shown In Actual Location / Orientation)



First Floor



Second Floor

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