


**FLAT 6 HARRIS HOUSE, 17 WEST STREET, MARLOW**
**PRICE: £397,500 LEASEHOLD**

ANDREW MILSOM

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**17 WEST STREET**
**MARLOW**
**BUCKS SL7 2LS**

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Tucked away in the heart of this thriving Thames-side Town less than a minute's walk from The High Street, a newly converted one bedroom duplex apartment, offered for sale in 'show home' condition.

**SUNNY WEST ASPECT: GENEROUS DOUBLE BEDROOM: BATH/SHOWER ROOM: LARGE LIVING ROOM: CLOAKROOM: STYLISH KITCHEN WITH APPLIANCES: SASH STYLE WINDOWS: WOODEN, CARPETED AND HEATED TILED FLOORS: ALLOCATED PARKING WITH EV CHARGER: 150 YEAR LEASE: 10 YEAR WARRANTY.**

**TO BE SOLD**: This impressive newly converted home is ready for immediate occupation and is located just off Marlow High Street in a private and exclusive West Street setting. This superb apartment has been the subject of a rigorous and tasteful programme of renovation and refitting using top quality materials throughout. All of the flats have brand new kitchens complete with a fridge/freezer, washer/dryer, dishwasher, induction hob, convection oven and cooker hood. The tiled and carpeted floors are heated from an electric boiler and each flat has sash style Georgian windows to maximise the natural light. Ideal for downsizing, investment or as a secure 'lock up and leave', this fantastic flat is recommended for an internal inspection. 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 M4 and M40 are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The accommodation comprises:

**ENTRANCE HALL** composite front door, stairs to First Floor, wooden flooring.

**UTILITY ROOM** tiled floor, working surface, base cupboard, Beko washer/dryer, extractor fan.



**BEDROOM** sash window.



**BATH/SHOWER ROOM** tiled floor and walls, panel bath with shower attachment, pedestal basin, low level w.c., glazed shower cubicle with hand held attachment and overhead rose, extractor fan, heated towel rail.

**FIRST FLOOR**

**LANDING** door to Kitchen and door to

**CLOAKROOM** with low level w.c. with concealed cistern, wash basin with tiled splashback, tiled floor, extractor fan.



**KITCHEN** range of cream wall and base units with contrasting wood effect working surface, single drainer sink unit with mixer tap, Lamona oven, hob and cooker hood, fridge freezer, slim line dishwasher tiled wall surrounds, fitted drawers, wooden floor and wide opening to



**LIVING ROOM** two sash window with view over the courtyard, wooden floor, cupboard housing Strom electric boiler, manifolds for underfloor heating, Clone Platinum pressurised hot water cylinder, water softener.

**OUTSIDE**

**THE APPROACH**. The property is accessed through a wide entrance between 17 and 19 West Street. This leads to stone pathways to the flats with brick walling. The approach is on the west side of the block and therefore enjoys much light and sun.

**PARKING**. This flat has one allocated parking space accessed to the East of the building between 11 and 13 West Street. An EV charger is provided.



**TENURE:** Each flat is being granted a new **150 YEAR LEASE** with an annual **£100 GROUND RENT**. An estimated maintenance charge will be available based on the respective size of each apartment.

**M4367/10125** **EPC BAND: TBC**

**COUNCIL TAX BAND: TBC**

**VIEWING:** Please contact our Marlow office marlow@andrewmilsom.co.uk or 01628 531 222.

**DIRECTIONS**: Using the postcode **SL7 2LS**, the flats can be found above and to the rear of Specsavers.

**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.

Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712. allan.buckridge@thamesideassociates.co.uk 69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.
***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.

**Letting and Management:** We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS**
**AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
Ground Floor = 29.7 sq m / 320 sq ft
First Floor = 29.5 sq m / 317 sq ft
Total = 59.2 sq m / 637 sq ft




**Ground Floor** **First Floor**

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