

# 45 Marlow, £365,000

(Other charges apply)

RICHMOND  
VILLAGES

Part of Bupa



2



2



EPC - C



## 2 bedroom first floor apartment

A spacious, dual-aspect first-floor apartment featuring a private balcony off the lounge. The layout includes an entrance hall, a well-proportioned living and dining room, a modern kitchen, and two double bedrooms. The main bedroom benefits from its own en-suite shower room, while there is also a separate shower room for added convenience.

### Specification

- A bright and spacious living room with French doors leading to a private balcony. Feature fireplace.
- Modern fitted kitchen with range of wall and base units and integrated appliances including fridge/freezer, washer/dryer, dishwasher and oven and hob.
- Main bedroom benefitting from a large bay window. Includes fitted wardrobes, dressing table and drawers and a modern en-suite shower room.
- Second bedroom is also spacious and features fitted wardrobes
- Shower room with walk-in shower and fully fitted suite.
- Entrance hall with storage cupboards.
- TV and satellite points\*.
- Well stocked flower borders and lawns maintained by the Village Gardeners.
- Allocated parking space for one car.

\*Satellite subscription not included.

Important Notice: These particulars are intended to give a fair and substantially correct overall description. Other fees and charges apply, please contact the Village Advisers for further details. Properties are sold on a 125-year lease, with 105 years remaining.

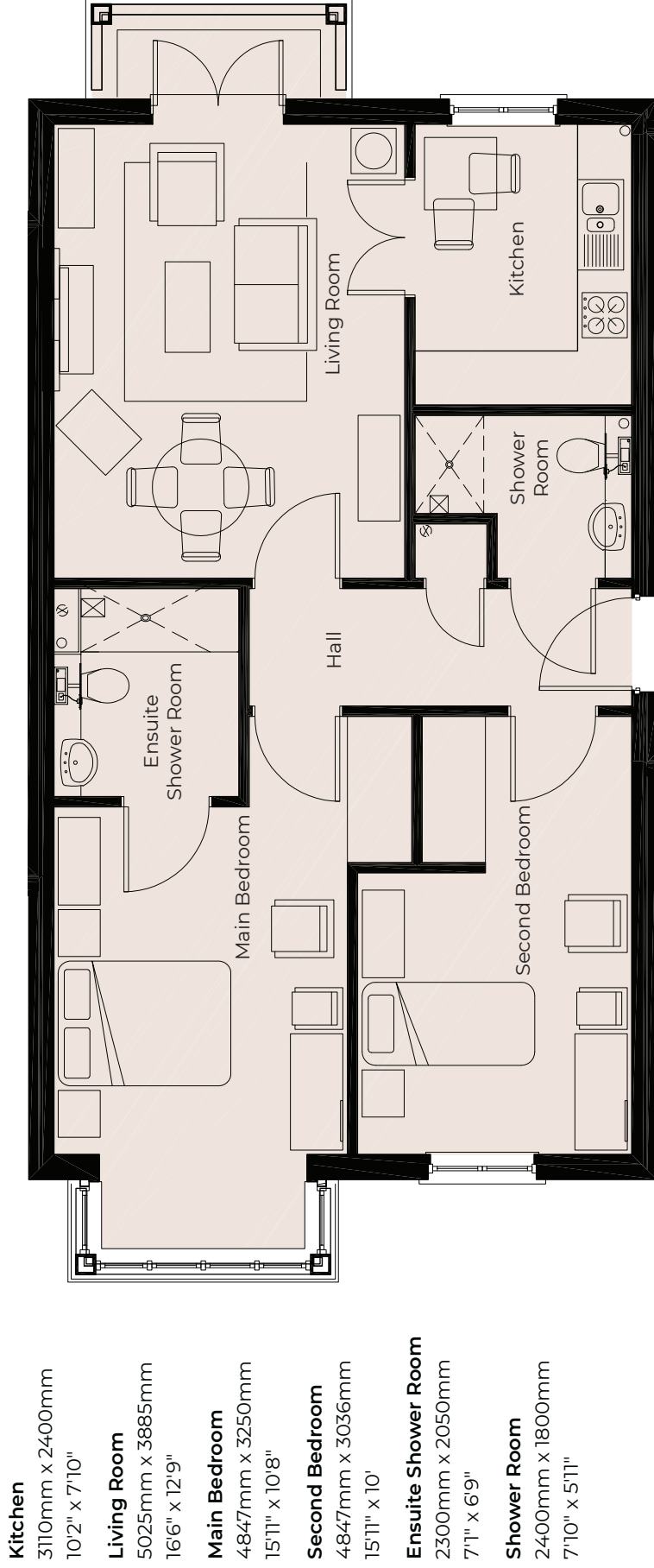
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# 45 Marlow

## First Floor



These particulars are intended to give a fair and substantially correct overall description.

Measurements have been taken at 1500mm skimming height.

All dimensions are approximate. Bedroom measurements include the wardrobe if applicable. Room measurements include bay windows if applicable.

Furniture layout is to give an indicative impression. Although all efforts have been made to ensure its accuracy at time of print dimensions, fixtures, fittings, finishes and specifications are subject to change without notice.

The properties are sold unfurnished.

