



3, THREE GABLES, MILL ROAD, MARLOW
PRICE: £695,000 SHARE OF FREEHOLD

am ANDREW
MILSON

**3, THREE GABLES
MILL ROAD
MARLOW
BUCKS SL7 1QB**

PRICE: £695,000 SHARE OF FREEHOLD

Situated in this popular and convenient riverside setting, a second floor two bedroom apartment forming part of this attractive character property with stunning views of the river and historic suspension bridge.

**PRIVATE ROOF TERRACE:
MAIN BEDROOM WITH EN SUITE SHOWER
ROOM: ENSUITE SHOWER ROOM:
FURTHER BEDROOM: BATHROOM:
ENTRANCE HALL: LARGE LIVING ROOM
WITH SUPERB VIEWS: FITTED KITCHEN:
ALLOCATED PARKING FOR ONE CAR:
SHORT STROLL TO HIGH STREET: NO
ONWARD CHAIN.**

TO BE SOLD: Offered for sale with no onward chain, a charming and recently improved two bedroom second floor apartment with a wealth of charm and character situated in this pleasant riverside setting worthy of 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:

COMMUNAL ENTRANCE with security entry phone system and stairs to first and second floors.

ENTRANCE HALL entry phone, access to loft space, Velux window, radiator.



LIVING ROOM dual aspect double glazed leaded light windows with fitted shutters providing stunning views of the river, tiled feature fireplace with inset coal effect electric fire, beamed and vaulted ceiling, recessed shelving and cupboards, radiator. Door to

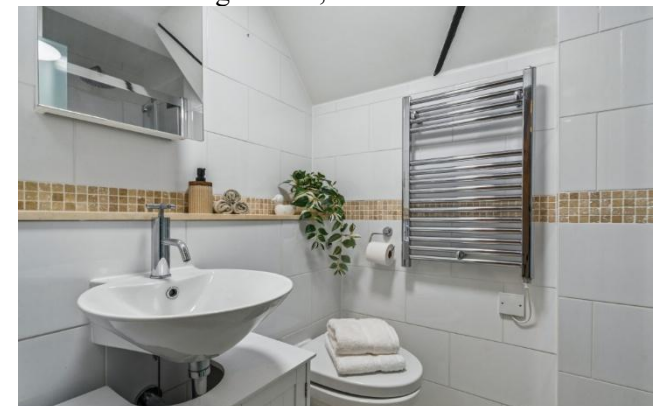


ROOF TERRACE with lovely views and ideal entertaining space.

KITCHEN fitted with a matching range of floor and wall units, Quartz work surfaces, circular sink, Miele ceramic hob, integrated dishwasher, oven, microwave, washing machine and free standing fridge/freezer, double glazed window, tiled flooring, beamed and vaulted ceiling.



BEDROOM ONE double glazed leaded light windows with fitted shutters, again providing river and Marlow bridge views, radiator.



EN SUITE SHOWER ROOM with tiled and glazed shower, wash hand basin, low level wc, fully tiled walls, heated towel rail, tiled floor.



BEDROOM TWO double glazed window with fitted shutters, radiator.



BATHROOM white suite comprising enclosed panelled bath with shower over, wash hand basin, low level wc, double glazed window with fitted shutters, fully tiled walls and floor, heated towel rail, beamed ceiling.

PARKING There is one allocated parking space to the front of the property.

TENURE Share of freehold. 999 years from 2023
GROUND RENT Peppercorn

BUILDINGS INSURANCE £1325.00 per annum.



M7780326 **EPC BAND: D**
COUNCIL TAX BAND: F

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

DIRECTIONS: using the postcode **SL7 1QB** the property will be found on the right as you turn into Marlow Mill.

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.

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

Approximate Gross Internal Area = 95.7 sq m / 1,030 sq ft

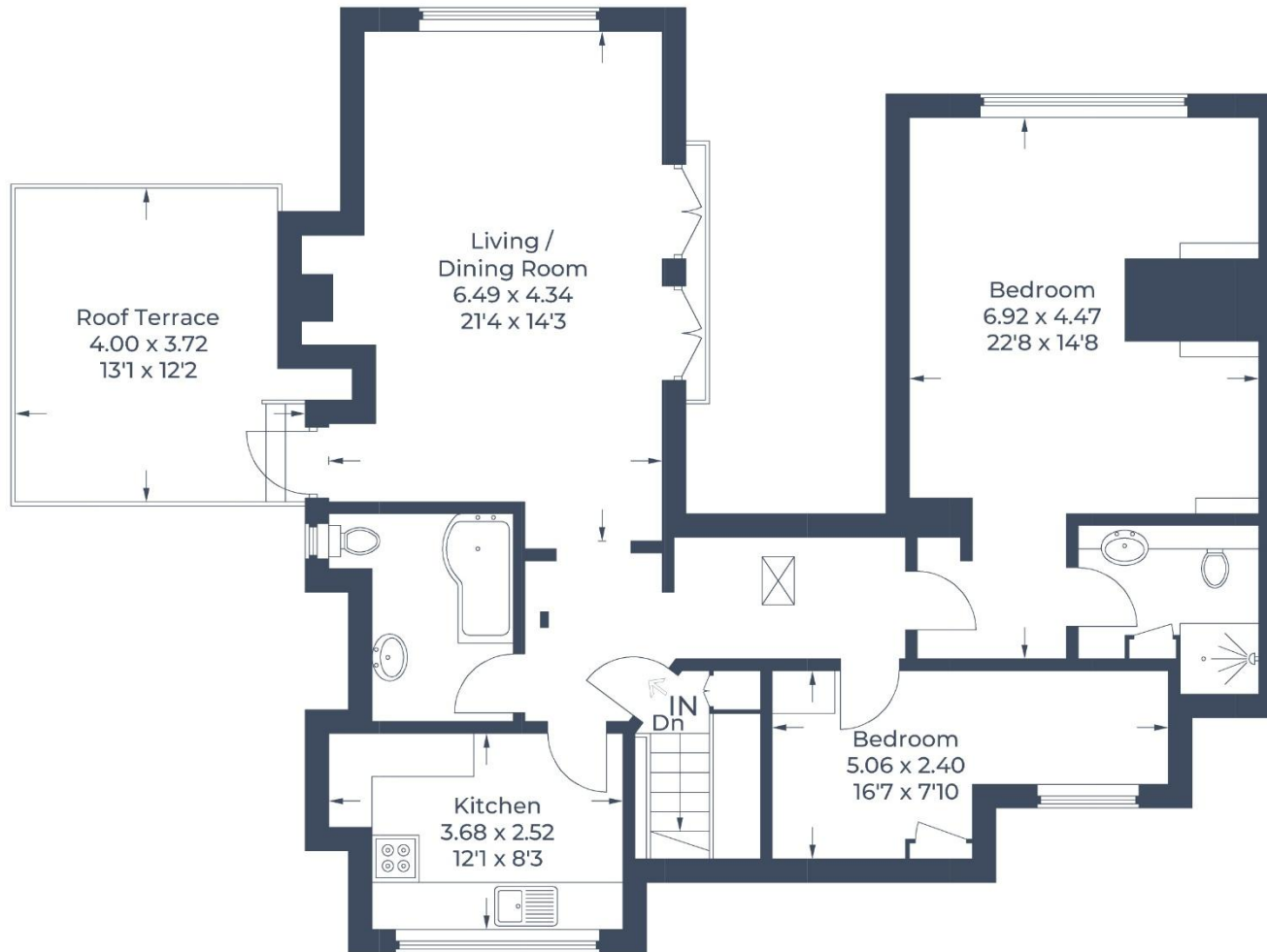


Illustration for identification purposes only,
measurements are approximate, not to scale.

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