



32 FOXES PIECE, MARLOW, SL7 1HE
PRICE: £335,000 LEASEHOLD



A well presented and much improved two bedroom duplex apartment with light and good sized rooms set in a convenient position within 0.5 mile easy level walking distance of the High Street

**SPACIOUS COMMUNAL GARDENS:
TWO DOUBLE BEDROOMS:
BATHROOM WITH WHITE SUITE:
LARGE LIVING ROOM:
TWO GLAZED BALCONIES FACING TO
THE SOUTH AND EAST
KITCHEN/BREAKFAST ROOM:
RESIDENTS PARKING: DOUBLE
GLAZING: GAS CENTRAL HEATING:
SECURE ENTRY PHONE SYSTEM.**

***TO BE SOLD WITH AN EXTENDED LEASE**

A stylishly presented and well planned two storey duplex apartment enjoying fine open views over the adjacent allotments. This fine spacious home is highly recommended for an internal inspection and has been recently redecorated and improved. The rooms are very generously proportioned, not overlooked whilst possessing a good aspect, and are bright and airy. The building is well maintained with no shortage of parking for residents and visitors. There is ample loft storage in addition to under stair storage which provides plenty of capacity. Features include attractive oak veneer flooring, new carpeting, upgraded kitchen units and large windows that make each room feel bright and airy. This fine home is conveniently located within a short level walk of the High Street and train and bus services to neighbouring towns. Marlow has an excellent range of shopping, sporting and social facilities as well as schools for children of all ages and a railway station with train service to Paddington via Maidenhead. The M4 and M40 are accessible at Maidenhead and Handy Cross respectively. The accommodation comprises:

COMMUNAL HALL security entrance, stairs to the first floor:

GLAZED BALCONY south facing with decking and views towards the allotments.

ENTRANCE HALL meter and storage cupboards, entry phone, stairs to first floor



KITCHEN/BREAKFAST ROOM: white gloss floor & wall units, wood work surfaces, stainless steel 1½ sinks with single drainer, Samsung four-ring hob with oven & extractor, Worcester gas boiler, space & plumbing for washing machine & dishwasher, double glazed window providing open views, tiled floor, radiator larder cupboard.



LIVING ROOM: radiator, double glazed window and doors to **GLAZED BALCONY**



SECOND FLOOR LANDING: Access to part boarded lit loft via pull-down ladder, radiator



BEDROOM ONE: A front aspect room with two large double glazed windows, double wardrobe, radiator.



BEDROOM TWO: A rear aspect room with two large double glazed windows, double wardrobe, radiator.



BATHROOM: with a white suite of an enclosed bath with shower over, vanity wash hand basin with mixer taps, low level wc, tiled walls, radiator, ceramic tiled flooring.

OUTSIDE:

COMMUNAL GARDENS: there are spacious grounds which surround the apartments and which are communally maintained, laid mainly

to lawn and interspersed with trees. There are ample parking areas for residents and visitors.



***TENURE: LEASEHOLD** There is an original 125 lease from 1988 at a current Ground Rent of £10 per annum, however **this property will be sold with an extended lease** funded by the vendor. FULL DETAILS TO FOLLOW. In order to maintain the quality of the flats and the environment, including Building Insurance, there is an annual Service Charge currently £1454



M18610426

EPC AND COUNCIL TAX BAND C

VIEWING: Please arrange to view with our Marlow Office 01628 890707 or by email homes@andrewmilsom.co.uk

DIRECTIONS: Use **SL7 1HE** and in turning off the Little Marlow Road, No 62 is located on the left opposite the allotments.

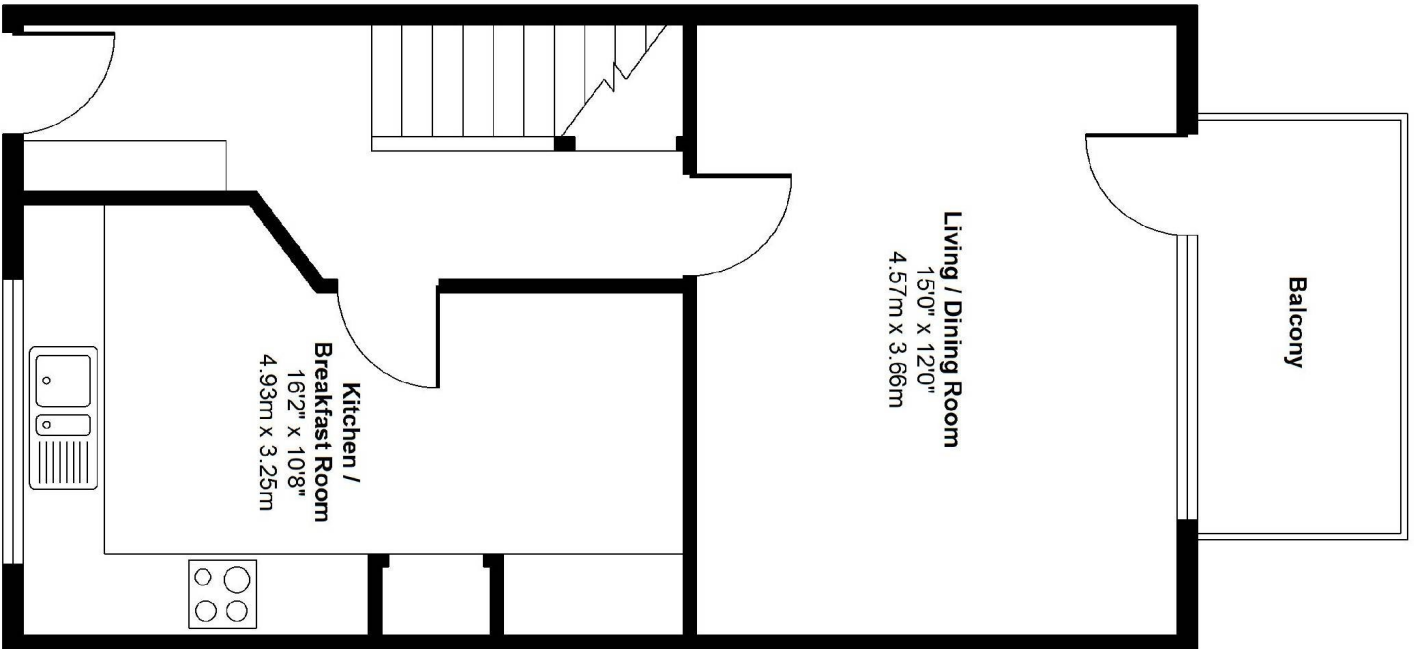
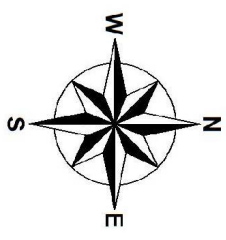
For clarification we should point out to potential purchasers that we have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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.

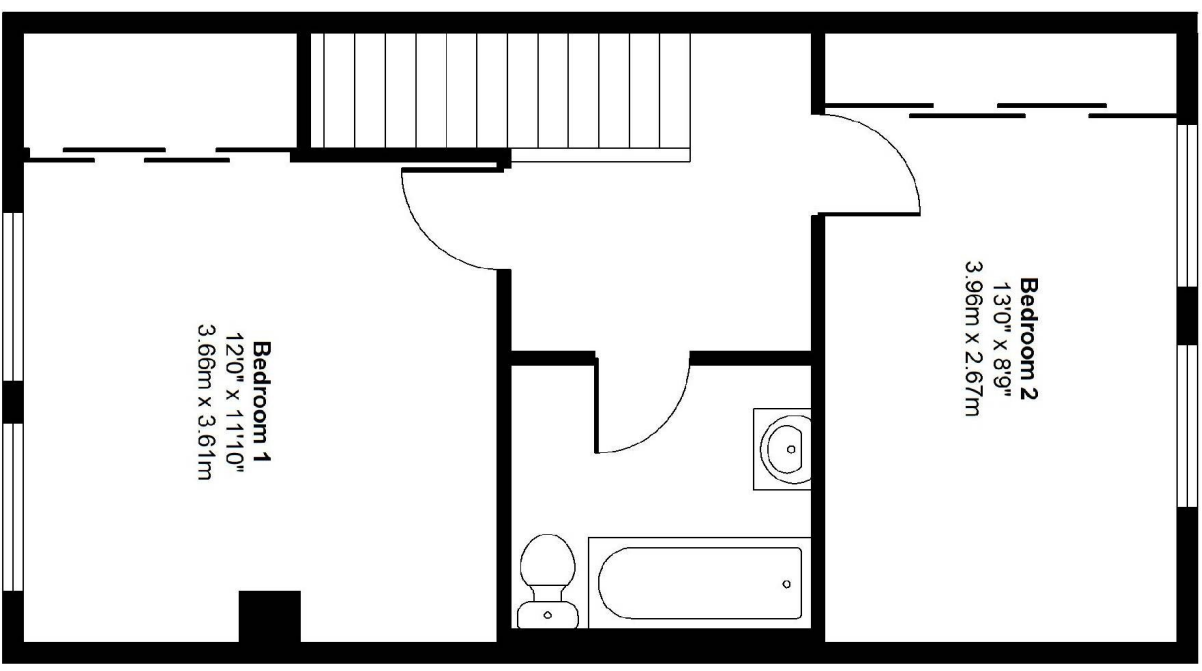
The vendor says “Living here has been absolutely fantastic. I can always get a parking spot and its just a 5 minute walk to M&S! It will never win an architect award for looks but functionally, you get fantastic value for money. From the inside out, it doesn’t feel overlooked and all the rooms are far brighter and larger than many other more expensive flats. Having an attic and two balconies has been a real bonus too. My neighbours are friendly and as its so solidly built, there’s no issue with noise pollution”.

NOT TO SCALE

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Ground Floor
Approx 426 sq ft - 40 sq m
(gross internal)



First Floor
Approx 426 sq ft - 40 sq m
(gross internal)