



**4 THE PADDOCKS, MARLOW**  
**PRICE: £285,000 LEASEHOLD**

**am** ANDREW  
MILSON

**4 THE PADDOCKS  
SAVILL WAY  
MARLOW  
BUCKS  
SL7 1TH**

**PRICE: £285,000 LEASEHOLD**

A well-presented two bedroom first floor apartment ideal for first time or investment purchasers situated one mile from the high street.

**COMMUNAL GARDENS:  
TWO BEDROOMS:  
BATHROOM:  
LIVING ROOM:DINING AREA  
KITCHEN  
ELECTRIC HEATING:  
DOUBLE GLAZING:  
ALLOCATED & VISITIOR PARKING.**

**TO BE SOLD:** this well planned two bedroom first floor apartment built in the mid 1980's is offered for sale in good order, ideal first time buyers. This particular apartment benefits from well-proportioned rooms, open plan kitchen/dining/living room, communal gardens, visitor and allocated parking. The Paddocks is conveniently placed for access to Globe Park and Marlow high street with an excellent range of shopping, sporting and social facilities as well as schools for children of all ages. Marlow also has a railway station with trains to London Paddington, via Maidenhead and the Elizabeth line. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively. The accommodation comprises:

Glazed door to **COMMUNAL ENTRANCE HALL** with door to

**ENTRANCE HALL** airing cupboard with pre lagged hot water tank and ample storage space, heater.



**LIVING ROOM** with electric heater, television aerial point, double glazed bay window, fireplace with inset electric fire, recessed **dining area**.



**KITCHEN** with range of wall and base units, work surfaces, single drainer stainless steel sink unit, oven and four ring ceramic hob, drawers, tiled wall surround, space for fridge, space and plumbing for washing machine.



**BEDROOM ONE** fitted wardrobe, electric heater, double glazed window.



**BEDROOM TWO** electric heater and double glazed window.



**BATHROOM** white suite comprising enclosed panel bath with shower over, low level w.c., vanity wash basin, tiled floor, extractor fan.

## OUTSIDE



**PARKING** there is one allocated parking space with additional visitors parking.



**COMMUNAL GARDENS** mainly laid to lawn with a range of shrubs and trees.

**TENURE:** Leasehold.

**LEASE** 174 years remaining.

**GROUND RENT** Peppercorn

**SERVICE CHARGE** £ 1580.00 per annum

**M45850326**

**EPC BAND: C**

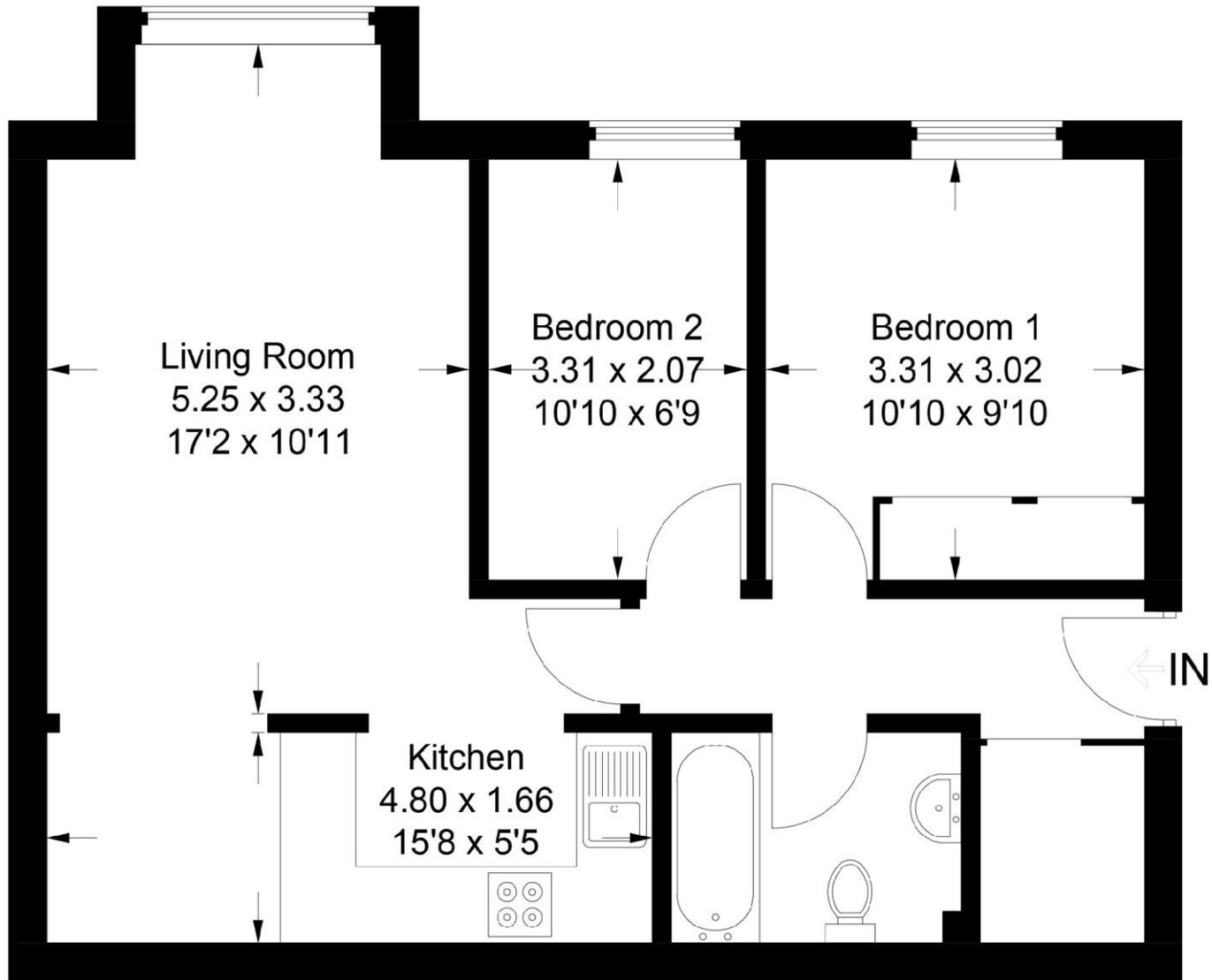
**VIEWING:** To avoid disappointment, please arrange to view with our **Marlow office on 01628 890707**. We shall be pleased to accompany you upon your inspection.

**DIRECTIONS:** From our Marlow High Street office proceed towards the river turning left into Station Road. Continue into Dedmere Road and turn right at the T-junction with Newtown Road. Turn first left into Savill Way and left again into the car parking for The Paddocks. No 4 is in the two storey block closer to Fieldhouse Lane.

**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. 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  
54 sq m / 581 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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