



**79, ST JOHNS HOUSE, WETHERED PARK.
OFFERS IN EXCESS OF £650,000 LEASEHOLD**

am ANDREW
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**79 ST JOHNS HOUSE
WETHERED PARK
MARLOW
BUCKS SL7 2BJ**

OFFERS IN EXCESS OF £650,000 LEASEHOLD

Situated in one of Marlow's most prestigious residential areas, this thoughtfully designed two bedroom second floor apartment offers well planned and spacious living accommodation worthy of an internal inspection.

**COMMUNAL PARKLIKE GARDENS:
TWO BEDROOMS BOTH WITH ENSUITE
BATH/SHOWER ROOMS: CLOAKROOM:
LARGE LIVING/DINING ROOM: STUDY:
FITTED KITCHEN:
GAS CENTRAL HEATING:
DOUBLE GLAZING: ALLOCATED PARKING
SPACE & CHOICE OF VISITOR PARKING:
NO ONWARD CHAIN.**

TO BE SOLD: This lovely two bedroom apartment forms part of the prestigious Wethered Park development built by Charles Church in the late 1990s amongst acres of parklike communal gardens. Nearby Marlow High Street provides an excellent range of shopping facilities, whilst also in the town centre is a sports centre in Pound Lane and a railway station that links with 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:

COMMUNAL ENTRANCE HALL with secure entry system, stairs and lift to First and Second Floors and front door to

ENTRANCE HALL with cupboard housing central heating boiler, radiator, entry phone.

CLOAKROOM comprising low level wc, wash basin, laminate flooring, part tiled walls, radiator.



LIVING/DINING ROOM with double glazed sash windows, radiators, storage cupboard, tv point.



STUDY with attractive arched window, fitted Neville Johnson furniture including desk, bookshelves, cupboards and drawers, radiator.



KITCHEN: fitted with a range of Shaker style floor and wall units, wood trim work surfaces, stainless steel gas hob with oven below and extractor fan over, integrated dishwasher, fridge/freezer, washing machine, tiled floor, one and half bowl sink, Velux window, radiator.



BEDROOM ONE: with double glazed sash window, built in wardrobe, radiator and door to:



ENSUITE BATHROOM comprising an enclosed panelled bath with mixer taps and shower attachment, vanity wash basin, low level wc, fully tiled walls, Velux window, radiator.



BEDROOM TWO: a rear aspect room with double glazed sash window providing views over the communal gardens, built in wardrobes, access to loft, radiator and door to:

ENSUITE SHOWER ROOM with tiled and glazed shower, vanity wash basin, low level wc, fully tiled walls, Velux window, radiator.

OUTSIDE

ONE ALLOCATED PARKING SPACE with a choice of visitors parking nearby.



Wethered Park enjoys a lovely private setting protected by security gates opening to a private roadway round the impressive well maintained parklike communal grounds.

OUTGOINGS: The flat is held on a 999 year lease from the 1st January 1997 at a peppercorn ground rent. In order to ensure the quality of the environment is maintained there is a charge paid by the residents and along with the service charge and buildings insurance the total charge per half year is currently £2800.00.

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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 bridge turning right at the mini roundabouts into Pound Lane and second right at the mini roundabout into the gated entrance of Wethered Park. Follow the road around to the right where St Johns House will be found on the left hand side.

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.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area = 100.3 sq m / 1,080 sq ft



Second Floor

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

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