

FLAT 3 HARRIS HOUSE, 17 WEST STREET, MARLOW
PRICE: £420,000 LEASEHOLD

ANDREW MILSOM

FLAT 3 Harris House
17 WEST STREET
MARLOW
BUCKS SL7 2LS

PRICE: £420,000 LEASEHOLD

Tucked away in the heart of this thriving Thames-side Town less than a minute's walk from The High Street, a newly converted one bedroom duplex apartment, offered for sale in 'show home' condition.

SUNNY WEST ASPECT: GENEROUS DOUBLE BEDROOM: BATHROOM WITH WHITE SUITE: LIVING ROOM: KITCHEN WITH APPLIANCES: INNER HALL: SHOWER ROOM: SASH STYLE WINDOWS: WOODEN, CARPETED AND TILED HEATED FLOORS: 150 YEAR LEASE: ALLOCATED PARKING WITH EV CHARGER: 10 YEAR WARRANTY.

TO BE SOLD: This impressive newly converted home is ready for immediate occupation and is located just off Marlow High Street in a private and exclusive West Street setting. This superb apartment has been the subject of a rigorous and tasteful programme of renovation and refitting using top quality materials throughout. All of the flats have brand new kitchens complete with a fridge/freezer, washer/dryer, dishwasher, induction hob, convection oven and cooker hood. The tiled and carpeted floors are heated from an electric boiler and each flat has sash style Georgian windows to maximise the natural light. Ideal for downsizing, investment or as a secure 'lock up and leave', this fantastic flat is recommended for 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 Paddington which links to the Elizabeth Line. The M4 and M40 are accessible, at Maidenhead and High Wycombe respectively. The accommodation comprises:

SHARED ENTRANCE HALL composite front door.

ENTRANCE LOBBY wooden floor and opening to



LIVING ROOM three west facing sash windows, tiled floor, entry phone, stairs to First Floor and opening to



KITCHEN cream coloured wall and base units with wood effect working surface, fitted drawers, single drainer sink unit with mixer tap, Lamona oven, hob and cooker hood, fridge freezer, slim line dishwasher, sky light, breakfast bar with tiled wall surround and cupboards above, opening to

INNER HALL tiled floor, door to shower room, cupboards housing underfloor heating manifolds. Utility cupboard housing Strom electric boiler, Clone Platinum pressurised hot water cylinder, water softener and Beko washer/dryer.



SHOWER ROOM white suite of pedestal basin, low level w.c., glazed shower cubicle with overhead rose and hand held attachment, roof light, mirror with touch sensitive light, heated towel rail, tiled floor, extractor fan.

FIRST FLOOR LANDING steps to



BATHROOM with P shaped bath with shower attachment, pedestal basin, low level w.c., tiled floor and wall surrounds, heated towel rail, extractor fan.



BEDROOM west facing sash window.

OUTSIDE

THE APPROACH. The property is accessed through a wide entrance between 17 and 19 West Street. This leads to stone pathways to the flats with brick walling. The approach is on the west side of the block and therefore enjoys much light and sun.

PARKING. This flat has one allocated parking space accessed to the East of the building between 11 and 13 West Street. An EV charger is provided.



TENURE: Each flat is being granted a new **150 YEAR LEASE** with an annual **£100 GROUND RENT**. An estimated maintenance charge will be available based on the respective size of each apartment.

M4367/10125 **EPC BAND: TBC**

COUNCIL TAX BAND: TBC

VIEWING: Please contact our Marlow office marlow@andrewmilsom.co.uk or 01628 531 222.

DIRECTIONS: Using the postcode **SL7 2LS**, the flats can be found above and to the rear of Specsavers.

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.

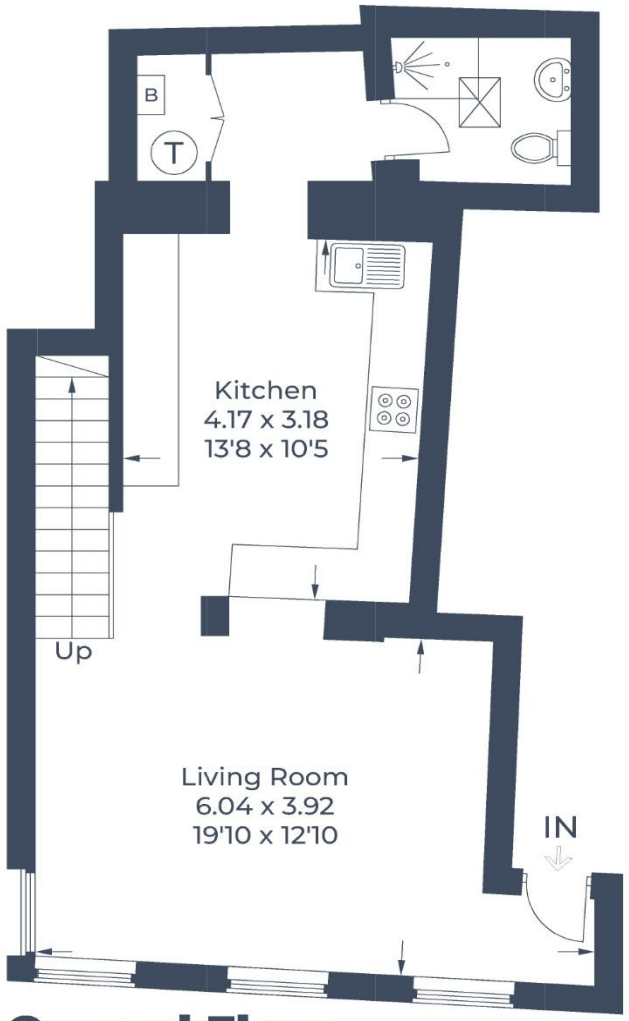
Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712. allan.buckridge@thamesideassociates.co.uk 69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.
Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.'

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.

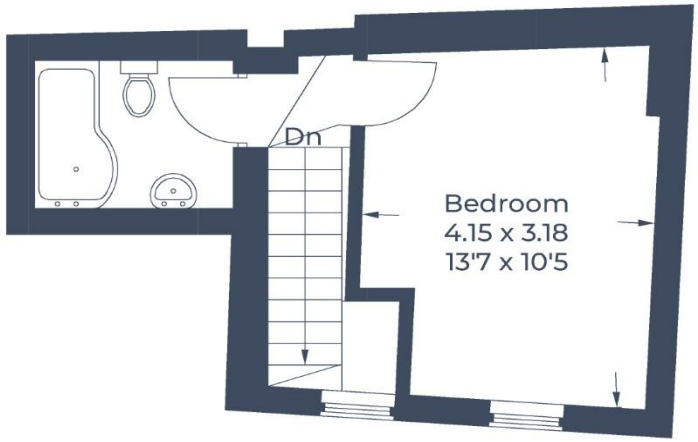
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

DRAFT DETAILS
AWAITING CLIENTS APPROVAL

Approximate Gross Internal Area
Ground Floor = 47.1 sq m / 507 sq ft
First Floor = 21.0 sq m / 226 sq ft
Total = 68.1 sq m / 733 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing