

11 THE PADDOCKS, MARLOW
PRICE: £279,950 LEASEHOLD

ANDREW MILSOM

11 THE PADDOCKS
SAVILL WAY
MARLOW
BUCKS
SL7 1TH

PRICE: £279,950 LEASEHOLD

A superbly appointed and well maintained 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:
REFITTED KITCHEN/BREAKFAST ROOM:
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 extremely good order and would be an ideal first time purchase. This particular apartment benefits from well-proportioned rooms, a recently refitted kitchen/breakfast room, well kept 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 laminated wood flooring, large storage cupboard, radiator.





LIVING ROOM a dual aspect room with double glazed windows, laminated wood flooring, radiator, tv point, shelved cupboard, ample space for dining table.



KITCHEN refitted with a matching range of Shaker style floor and wall units, stone effect work surfaces, AEG induction hob with extractor fan over and oven below, single bowl sink unit,washing machine and dishwasher, space for fridge, laminated wood flooring, double glazed window.



BEDROOM ONE with double glazed window, built in wardrobe, laminated wood flooring, radiator.



BEDROOM TWO with double glazed window, laminated wood flooring, radiator.



BATHROOM white suite comprising enclosed panel bath with Triton shower over, vanity wash basin, low level wc, tiled floor.

OUTSIDE

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

COMMUNAL GARDENS mainly laid to lawn.

TENURE: Leasehold.
LEASE 125 years from 1986 so 84 years remaining.
GROUND RENT £493.98 per annum
SERVICE CHARGE £ 1365.14 per annum

M49460826 **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 area for The Paddocks.

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 = 63.0 sq m / 678 sq ft

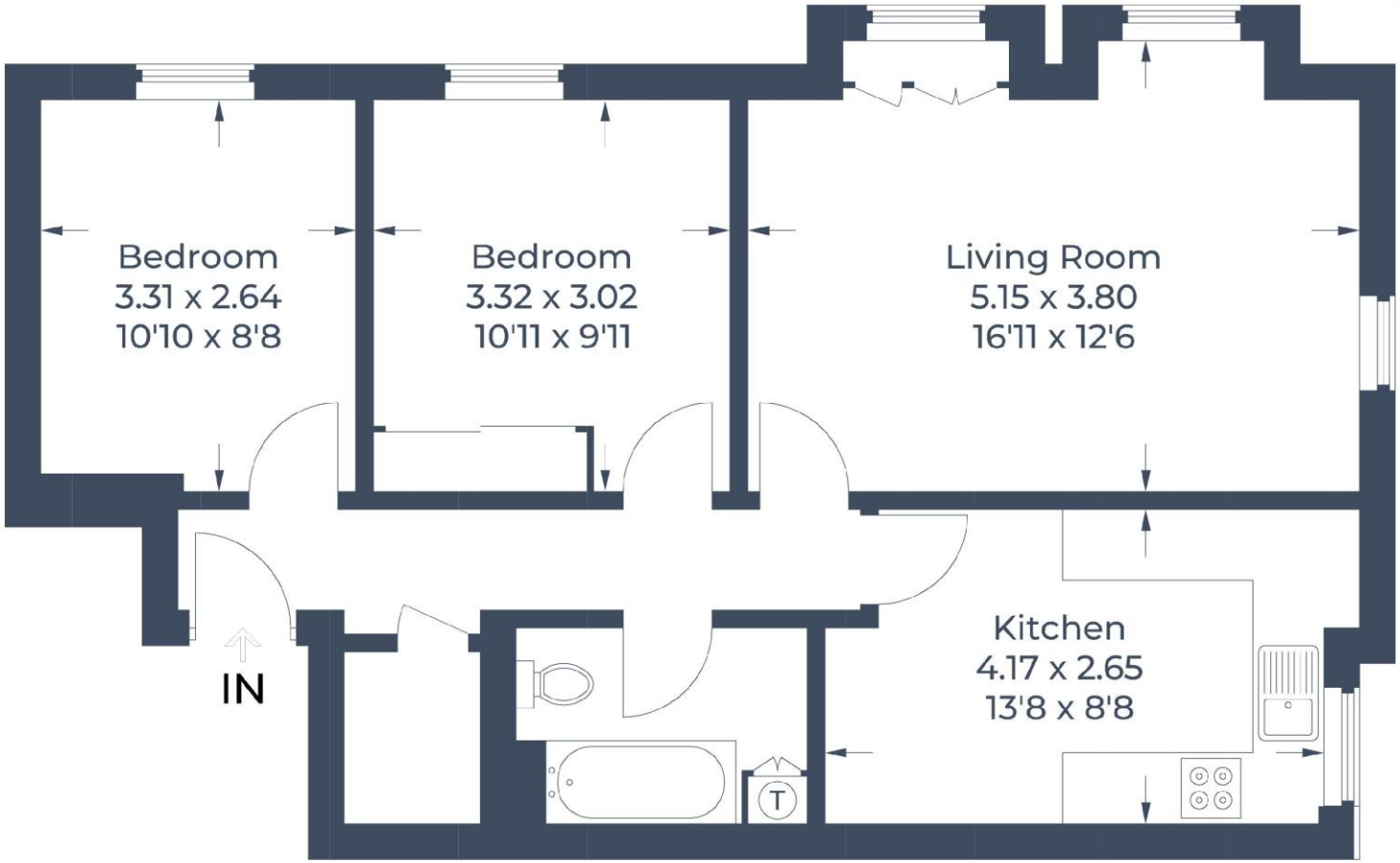


Illustration for identification purposes only,
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