



36 GRAINGER HOUSE, FINDLAY MEWS, MARLOW
PRICE: £370,000 LEASEHOLD

am ANDREW
MILSON

**36 GRAINGER HOUSE
FINDLAY MEWS
MARLOW
BUCKS SL7 1AP**

PRICE: £370,000 LEASEHOLD

A well designed, modern and particularly spacious top floor apartment situated within walking distance of the town centre with no onward chain and ideal as an investment, lock up and leave or a first time purchase.

**BALCONY:
TWO DOUBLE BEDROOMS
– ONE WITH ENSUITE SHOWER ROOM:
BATHROOM:
FITTED KITCHEN WITH APPLIANCES:
LIVING ROOM WITH FRENCH DOORS:
GAS CENTRAL HEATING:
ALLOCATED PARKING:
COMMUNAL GARDENS:
NO ONWARD CHAIN.**

TO BE SOLD: this bright and airy two-bedroom top floor apartment built in 2012 to a high specification in a prestigious gated development offers well-presented accommodation that is highly recommended for an internal viewing. A feature of the property, which is situated within a level walk of Marlow High Street, is the top quality kitchen and bath and shower room suites. With a picturesque riverside setting, Marlow has an excellent range of shopping, sporting and social facilities as well as very good schools for children of all ages. Marlow also has a railway station with trains to London Paddington, via Maidenhead, which services the Elizabeth line. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively. Heathrow is 22 miles away with the Oxford Airline coach providing a frequent service from High Wycombe Coachway.

The accommodation comprises:

Secure door to **COMMUNAL ENTRANCE** leading to:

ENTRANCE HALL with space for a work from home area, Velux window, Karndean wood effect flooring, thermostat, airing cupboard with hot water cylinder and fuse box,



BEDROOM ONE a double bedroom with double glazed window with plantation shutters, radiator under, carpeted, internet access and TV aerial point. Door to,



ENSUITE SHOWER ROOM with white suite of wash basin with large mirror above, tiled shower cubicle and low level wc, heated towel rail, extractor fan, part tiled walls and Karndean flooring,



BEDROOM TWO a double bedroom with double glazed window and a far-reaching view, radiator under, carpeted.



BATHROOM with white suite of panelled bath with shower attachment, low level w.c. with concealed cistern, wash basin with large mirror over, Karndean flooring, part tiled walls, heated towel rail.



LIVING ROOM a double aspect room with double glazed windows with plantation shutters, double glazed French doors leading out to the balcony, radiator, TV aerial point, carpeted.



KITCHEN comprehensively fitted with white gloss wall and base units with black working surfaces, stainless steel one and a half sinks and single drainer, integrated washing machine, Zanussi dishwasher, John Lewis oven and Neff hob with cooker hood over, Potterton boiler, Honeywell thermostat, integrated fridge freezer, sliding part glazed wooden doors, Karndean floor and extractor fan.



Findlay Mews is approached by a pair of electrically operated gates opening onto a private drive of which there is an **ALLOCATED CAR PARKING SPACE** for Number 36. From the car parking space a footpath leads to the communal front door. There are bin storage areas and a communal lockable bike store. Around the car parking areas are neatly maintained garden areas.

TENURE: The property is held on 114 year lease. In order to maintain the high quality of the buildings and their communal areas there is a maintenance charge totalling £1710.10 from 1st April 2023 to 31st March 2024 with a separate building insurance payment of £204.54. The Ground rent payment is £395 per annum

M47730424 EPC BAND: C

COUNCIL TAX BAND: D

VIEWING Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: using the postcode **SL7 1AP** Grainger house, Findlay Mews will be found on the right hand side if coming from the town centre.

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.

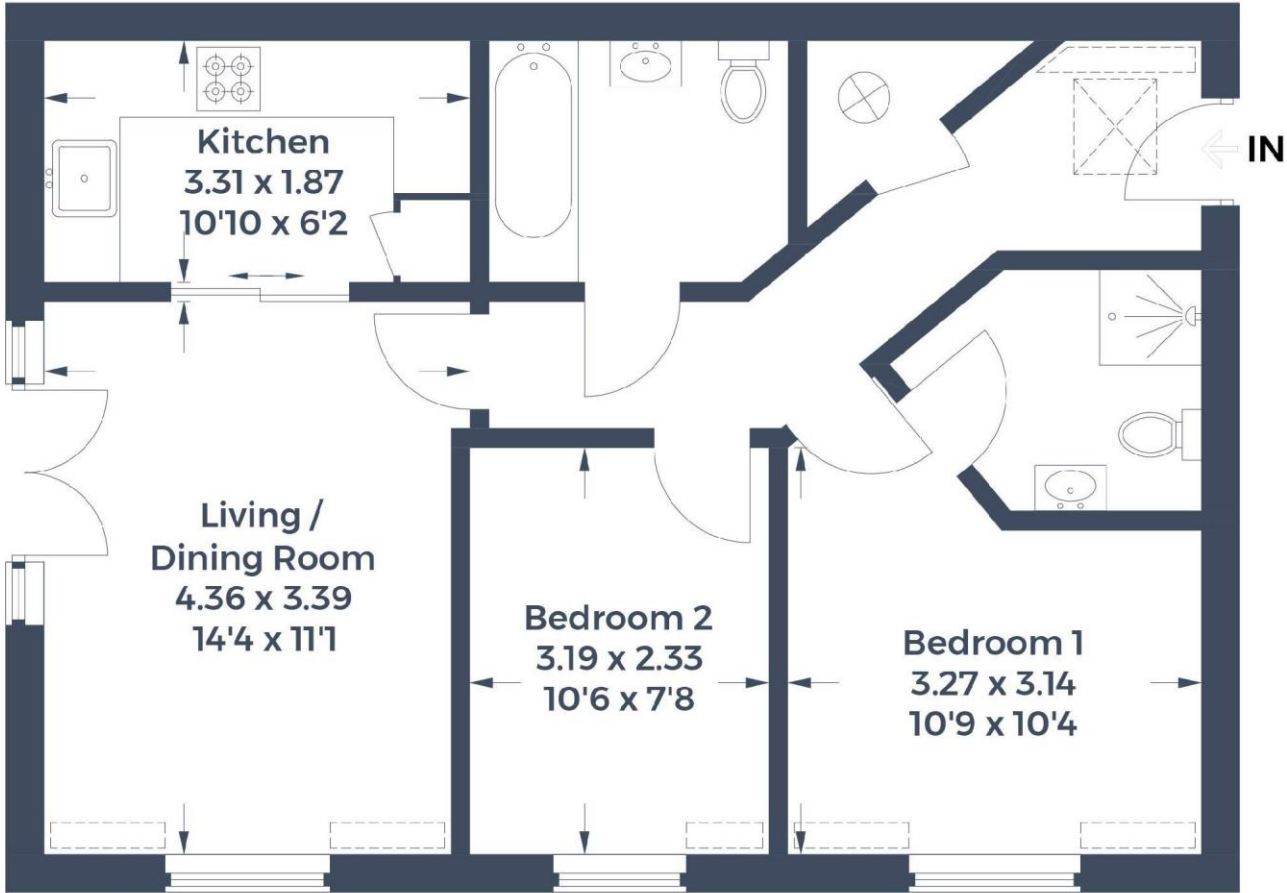
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
58.6 sq m / 631 sq ft



 = Reduced headroom below 1.5m / 5'0



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.