



2 MARLOW MILL, MARLOW
PRICE: £1,395,000 SHARE OF FREEHOLD

am ANDREW
MILSON

**2 MARLOW MILL
MILL ROAD
MARLOW
BUCKS SL7 1QD**

£1,395,000 SHARE OF FREEHOLD

This exceptional four double bedroom riverside town house enjoys spectacular views over the Thames and offers adaptable and well planned accommodation within a short level walk of Marlow High Street.

**RIVERSIDE TERRACE: 25FT MOORING:
FOUR DOUBLE BEDROOMS:
THREE BATH/SHOWER ROOMS:
CLOAKROOM: RIVER ROOM:
LIVING ROOM WITH BALCONY:
DINING ROOM: KITCHEN:
UTILITY ROOM: DOUBLE GLAZING:
GAS CENTRAL HEATING: DRIVEWAY
PARKING: GARAGE: NO ONWARD CHAIN**

TO BE SOLD: Situated in a stunning riverside location as part of this exclusive development, an impressive four bedroom townhouse with fantastic east and westerly Thames views. The accommodation is arranged on four floors with the front facing rooms overlooking the millstream and rear facing rooms enjoying views down the Thames just below Marlow Lock. The house offers well balanced, spacious and versatile accommodation. Marlow Mill is within a quarter of a mile of Marlow High Street with an excellent range of shopping, sporting and social facilities. The railway station is also within a short level walk with a train service to Paddington at Maidenhead via the Elizabeth Line. The M4 and M40 are accessible, via the Marlow Bypass. The accommodation comprises:

ENTRANCE PORCH quarry tiled step, bin store and glazed door to

ENTRANCE HALL stairs to First Floor, door to Utility Room, under stairs cupboard.

CLOAKROOM white suite of low level w.c. wash basin, tiled splash back, deep tiled recess.

RIVER ROOM double glazed doors, radiator, fitted cupboards, steps down to the riverside patio and superb downstream views of The Thames.



UTILITY ROOM wall and base units, plumbing for washing machine, appliance space, cupboard with hot water cylinder and gas fired boiler, door to Garage.

FIRST FLOOR HALL with radiator, stairs to Second Floor, wall thermostat, entry phone and casement door to living room and door to

KITCHEN range of white wall and base unit with granite working surfaces, one and a half stainless steel sinks with mixer tap, Bosch four ring induction hob, cooker hood, Bosch dishwasher, LG microwave and Bosch oven, space for fridge freezer, vinyl floor, large picture window with river views and opening to dining room.



DINING ROOM radiator, window with river views.



LIVING ROOM double glazed doors to balcony with glass balustrade, radiator, downstream Thames views.



SECOND FLOOR LANDING with door to

BEDROOM ONE range of wardrobes and bedroom furniture, bench seat with drawers, radiator, picture window with downstream view of The Thames.

ENSUITE SHOWER ROOM wide shower cubicle, curved screen, thermostatic shower unit, low level w.c., wash basin on vanity stand, tiled splash back, mirror, heated towel rail, vinyl floor, mirrored medicine cabinet.

BEDROOM TWO radiator, double glazed window with views over the river to All Saints Church, walk in wardrobe and door to



ENSUITE BATHROOM white suite of panel bath, shower attachment, curved screen, low level w.c., wash basin, tiled walls, vinyl floor, spotlighting.

THIRD FLOOR LANDING Velux roof light, access to loft.

BEDROOM THREE downstream views of The Thames.

BATHROOM white suite of panel bath, separate shower unit, pedestal basin, low level w.c., heated towel rail with inset radiator, half tiled walls.

BEDROOM FOUR Velux roof light, fitted wardrobes, radiator.

OUTSIDE

To the **REAR** is a wrought iron staircase leading down to the paved riverside terrace and the **25' MOORING** with slipway suitable for small craft.

SINGLE GARAGE with up and over door, electric and gas meters, light and power whilst to the **FRONT** is driveway for at least one car.



M27770523 **EPC BAND: C**
COUNCIL TAX BAND: G



NB. Whilst there is a share of the freehold, Marlow Mill enjoys well kept communal gardens, lagoon, and roadways and each property currently contributes £150 per month including weekly gardening when needed, bi annual washing of the white cladding, any tree surgery

work, washing paviers all in accord with the original 999 year lease. This now includes wine and food for the annual garden party.



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

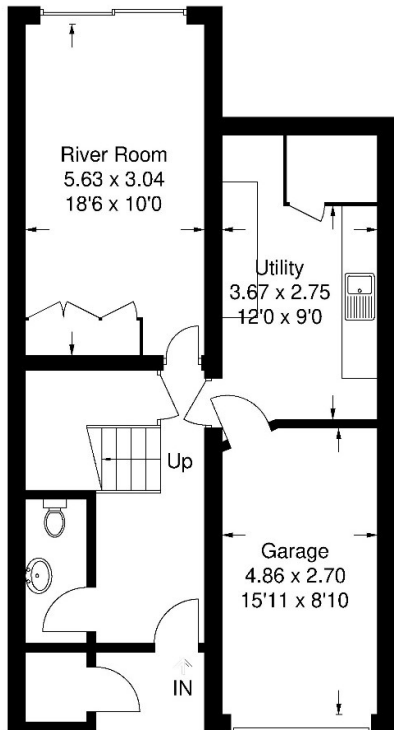
DIRECTIONS: Using **SL7 1QD 2** Marlow Mill is located off Mill Road.

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.

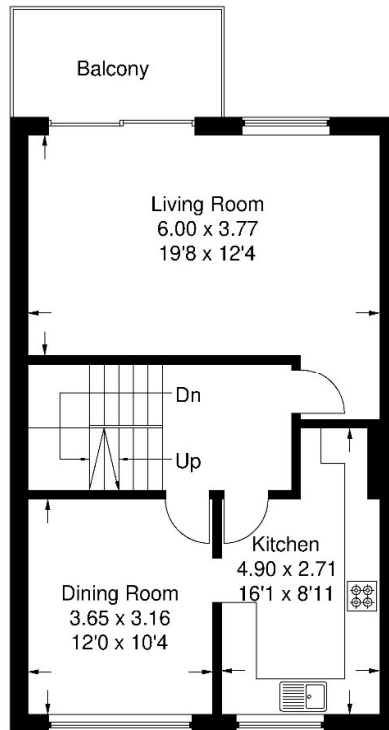
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
 Ground Floor = 63.2 sq m / 680 sq ft
 First Floor = 59.5 sq m / 640 sq ft
 Second Floor = 59.1 sq m / 636 sq ft
 Third Floor = 59.1 sq m / 636 sq ft
 Total = 240.9 sq m / 2,592 sq ft

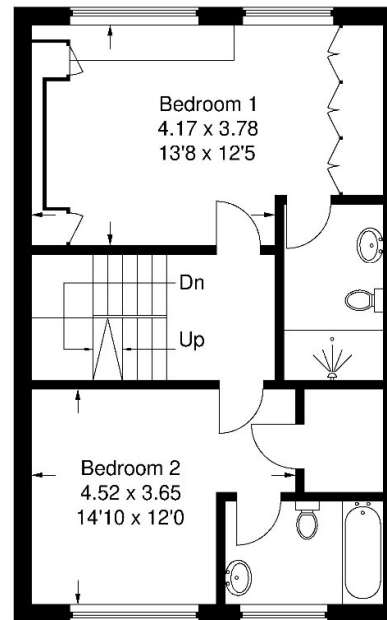


Ground Floor

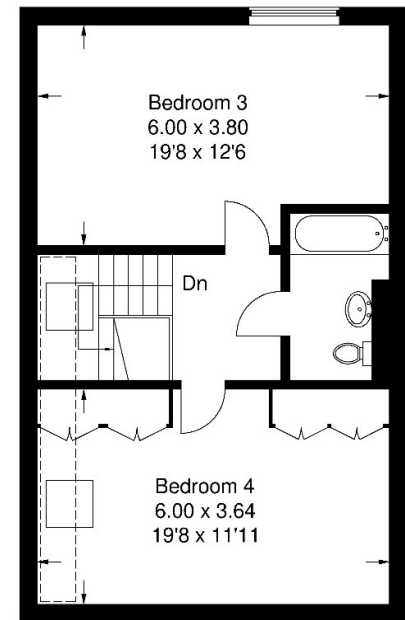


First Floor

= Reduced headroom below 1.5m / 5'0



Second Floor



Third Floor

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.

© CJ Property Marketing Ltd Produced for Andrew Milsom