



7D NEWTOWN ROAD, MARLOW
PRICE: £280,000 LEASEHOLD

am ANDREW
MILSOM

**7D NEWTOWN ROAD
MARLOW
BUCKS SL7 1JX**

PRICE: £280,000 LEASEHOLD

This spacious first floor maisonette enjoys well planned accommodation in need of complete modernisation and benefits from a 100ft rear garden.

**PRIVATE 100' GARDENS:
TWO DOUBLE BEDROOMS:
BATHROOM: LIVING ROOM:
KITCHEN/BREAKFAST ROOM:
GAS BOILER:
USEFUL GROUND FLOOR STORE
ROOM:
NO ONWARD CHAIN**

TO BE SOLD: Offered to the market with no onward chain is this first floor maisonette in need of modernisation. The property comprises of it's own private entrance, store room to the ground floor and living room, two double bedrooms, kitchen/breakfast room and bathroom to the first floor. Outside there is a private 100ft garden laid to lawn. There is a useful shop providing for day to day needs within a few yards and the town centre is about three quarters of a mile distant with an excellent range of shopping, sporting and social facilities Marlow has a railway station with train service to Paddington via Maidenhead which will connect to Crossrail soon and the M4 and M40 motorways are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively.

The accommodation comprises:

ENTRANCE HALL with stairs to first floor and door to brick built store room with gas meter, window and side access

FIRST FLOOR



LIVING ROOM tiled fire place with gas fire, TV aerial point, window to front.



KITCHEN: with mostly freestanding units including single drainer stainless steel sink with drawers and cupboard under, plumbing for dishwasher, fridge, freestanding electric cooker,

radiator, wall and floor cupboards and drawers, laminated floor, built in larder and airing cupboard, window overlooking the rear garden.



BEDROOM ONE: with front aspect, radiator, built in wardrobe.



BEDROOM TWO: rear aspect and radiator, built in cupboard above stairs.



BATHROOM a three piece suite of panel enclosed bath with shower attachment and tiled surround, wash basin, low level wc, window.

OUTSIDE



THE REAR GARDEN which is a particular feature with access and paved patio leading onto an expanse of lawn.

M47290823

EPC Band: E

TENURE: the lease has an approximate 90 years unexpired at a ground rent of £10 per annum. The estimated service charge for 2023/24 was £363.42 administration, buildings insurance and maintenance.

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 office turn right at the top of the High Street into Spittal Street and cross the mini roundabout into Chapel Street which becomes Little Marlow Road. Just beyond the pedestrian crossing (with The Britannia to the left), turn right into Newtown Road and 7D will be seen on the left-hand side just beyond the local shop.

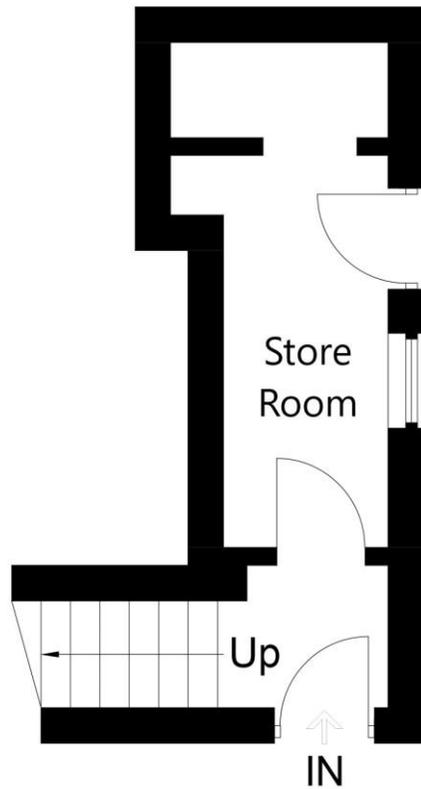
MONEY LAUNDERING REGULATIONS:

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.

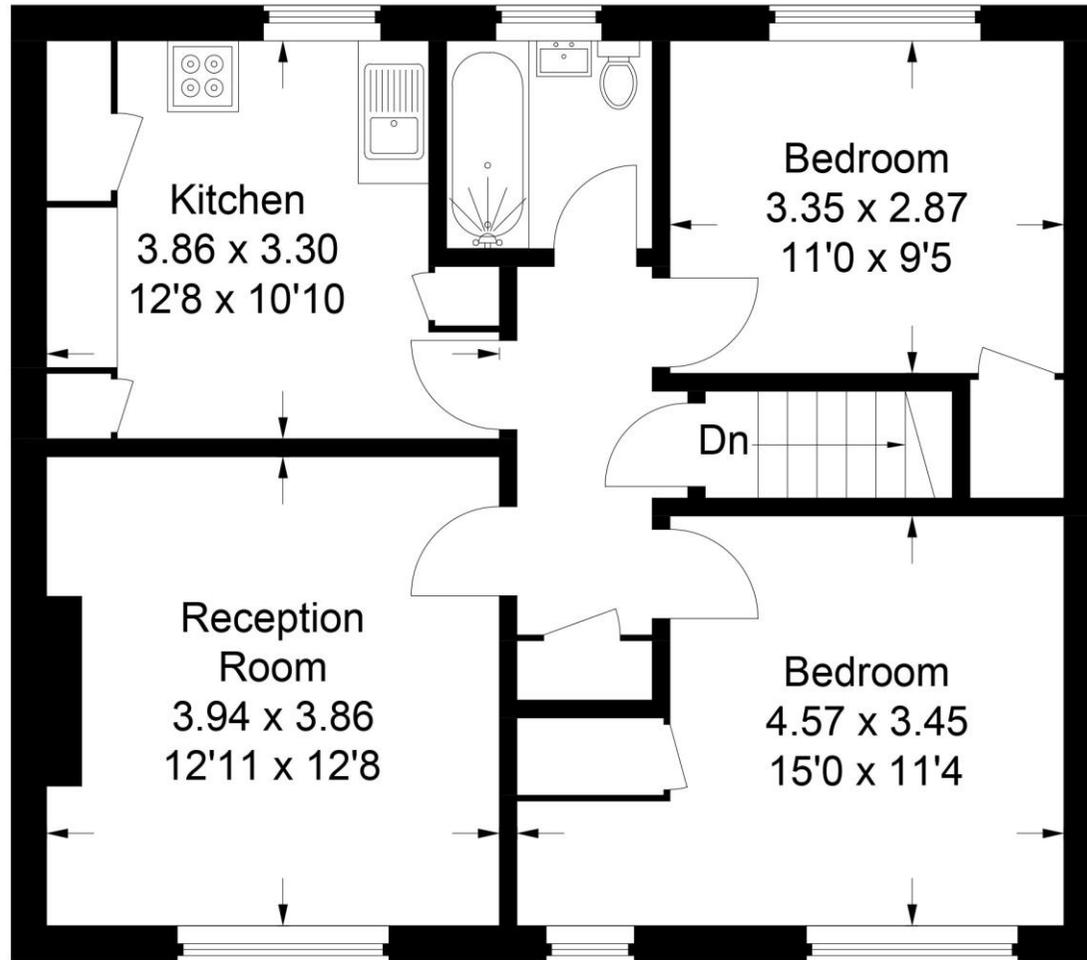
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

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

Approximate Gross Internal Area
Ground Floor = 10.2 sq m / 110 sq ft
First Floor = 64.4 sq m / 693 sq ft
Total = 74.6 sq m / 803 sq ft



Ground Floor



First 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