



**17 PRIMROSE LEA, MARLOW.  
PRICE: £325,000 SHARE OF FREEHOLD**





**17 PRIMROSE LEA  
MARLOW  
BUCKS SL7 2QL**

**PRICE: £325,000 SHARE OF FREEHOLD**

This newly renovated first floor apartment forms part of a popular development situated within walking distance of Marlow High Street

**COMMUNAL GARDENS:  
TWO BEDROOMS:  
REFITTED KITCHEN AND BATHROOM:  
LIVING ROOM:  
NEW ELECTRIC HEATING:  
DOUBLE GLAZED WINDOWS ALL WITH  
PLANTATION SHUTTERS:  
RESIDENTS PARKING:  
NO ONWARD CHAIN.**

**TO BE SOLD:** This well presented first floor apartment forms part of a development built in the mid 1970s and will be of interest to first time buyers, for rental investment or retirement. The apartment enjoys a refitted kitchen and bathroom, new electric heating and carpets throughout. Marlow High Street is within about a third of a mile level walking distance with its excellent range of shopping, sporting and social facilities. Marlow has a railway station with trains to Maidenhead which services the Elizabeth line and the M4 and M40 motorways are accessible, via the Marlow by-pass (A404), at Maidenhead and High Wycombe respectively.

The accommodation comprises:

**ENTRANCE HALL:** with private front door and meter cupboards, stairs to first floor

**FIRST FLOOR LANDING** with access to loft space, airing cupboard and electric wall heater.



**LIVING ROOM:** with double glazed window, electric wall heater, television aerial point, space for dining area.



**KITCHEN:** A modern range of gloss wall and base units with wood effect work surfaces integrated fridge freezer, dishwasher and washer/dryer, one and a half bowl sink, induction hob with oven under and extractor over, subway tiled splashback, tiled flooring, double glazed window.



**BEDROOM ONE:** double glazed window, built in wardrobes, electric wall heater.



**BEDROOM TWO:** double glazed window, electric wall heater.



**BATHROOM:** white suite comprising enclosed panel bath with Mira electric shower over, enclosed wc with wash hand basin and vanity under, double glazed window, heated towel rail, floor to ceiling tiles, double glazed window.

### **OUTSIDE**

The flats are set in communal gardens, which are laid mainly to lawn and there is residents parking.

**TENURE.** The lease is held on a 125 year term from 1<sup>st</sup> July 2003. As of 1st April 2024, the annual charges ( incl. ground rent, service and insurance) will be £1200, which is broken down to quarterly payments of £300.

**M13220324**

**EPC BAND: D**

**COUNCIL TAX BAND:D**

**VIEWING:** To avoid disappointment, please arrange to view with our Marlow office 01628 890707. We shall be pleased to accompany you upon your inspection.

**DIRECTIONS:** Using the postcode **SL7 2QL**, the property can be found on the right-hand side.

**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 = 60.5 sq m / 651 sq ft

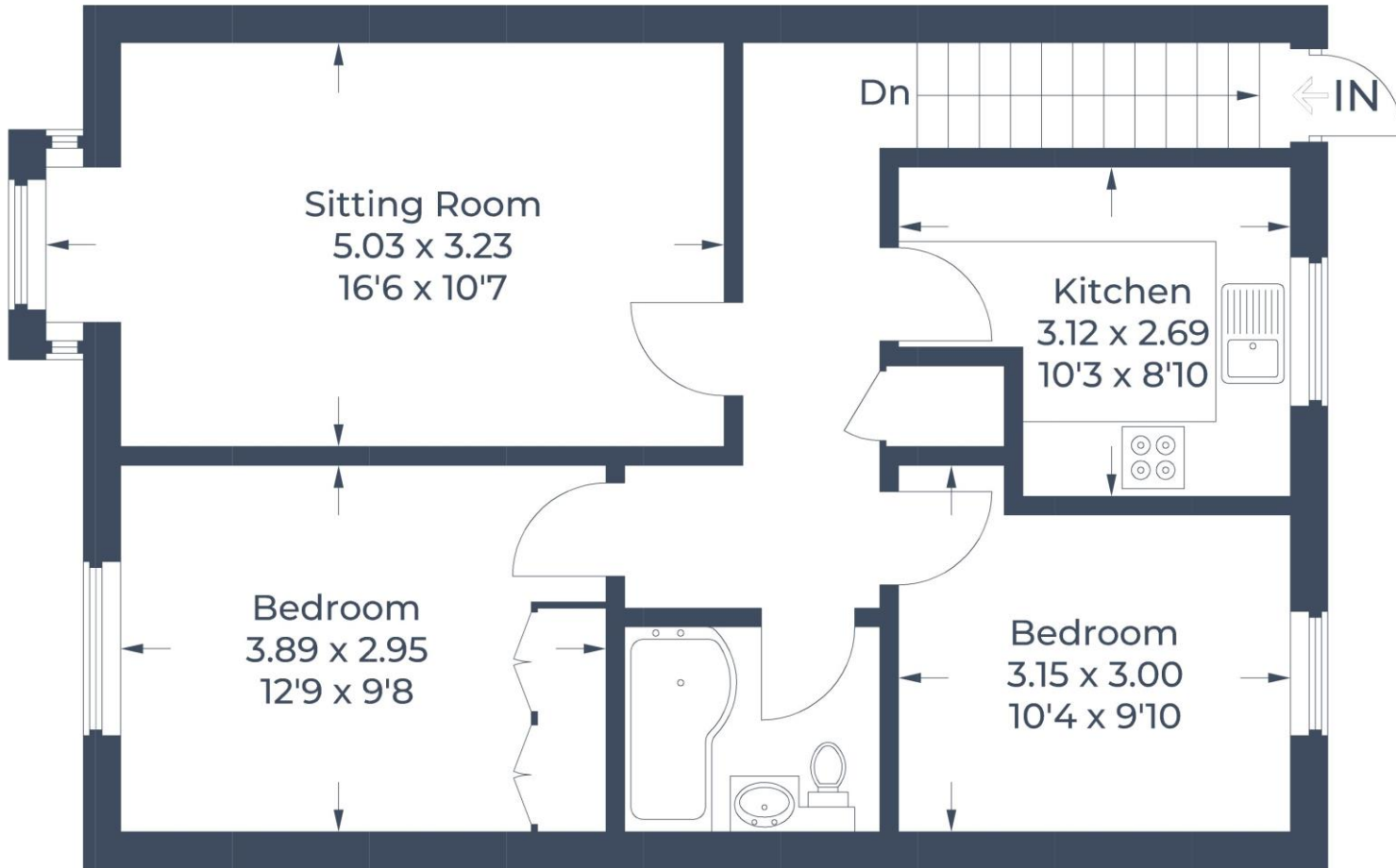


Illustration for identification purposes only,  
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