



**3 PRIMROSE LEA, MARLOW.
PRICE: £299,950 SHARE OF FREEHOLD**

am ANDREW
MILSON

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

PRICE: £299,950 SHARE OF FREEHOLD

This well presented first floor flat forms part of a popular development situated within walking distance of Marlow High Street

**COMMUNAL GARDENS:
TWO BEDROOMS: BATHROOM:
LIVING ROOM:
KITCHEN:
ELECTRIC HEATING:
DOUBLE GLAZING:
RESIDENTS PARKING:
NO ONWARD CHAIN.**

TO BE SOLD: A conveniently located first floor apartment that forms part of a development built in the mid 1970s being sold with no onward chain. 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 Paddington via Maidenhead 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 front door and stairs to first floor.

FIRST FLOOR LANDING with access to loft space.



LIVING ROOM: with double glazed window, electric wall heater, television aerial point.



KITCHEN: modern range of wall and base units, wood effect work surfaces, space for electric cooker, space and plumbing for washing machine, space for fridge, single drainer sink unit, double glazed window.

BEDROOM ONE: double glazed electric wall heater.



BEDROOM TWO: double glazed window, electric wall heater.



BATHROOM: white suite comprising enclosed panel bath with shower over, wash hand basin, low level wc, double glazed window, heated towel rail.

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 1st July 2003.

Ground Rent: £50 per annum.

Service Charge: £450.00 per half year.

M22030423

EPC BAND: E

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: From our High Street Marlow office turn right at the obelisk roundabout into Spittal Street and left at the mini roundabout into Dean Street. Turn second left into Queens Road and then immediately right into Primrose Lea,

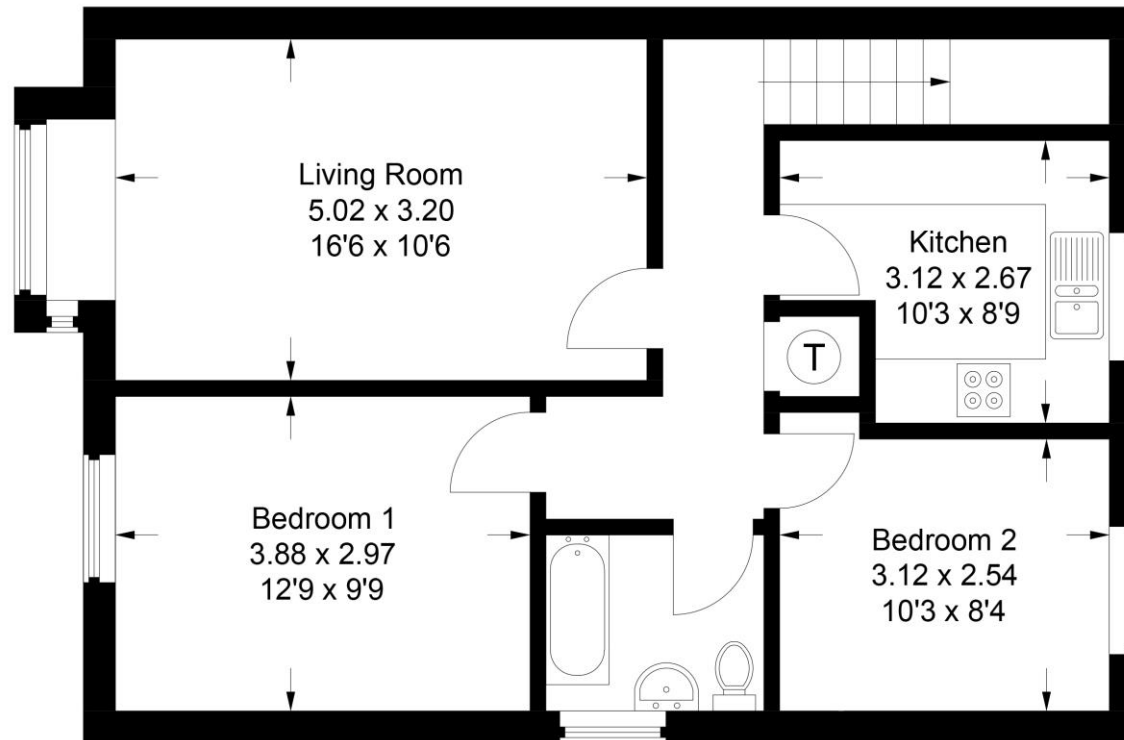
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

*Even if you are not buying or selling through us, **Attfield James Independent Financial Advisers** can guide you through the mortgage maze (there are over 7,000 schemes on the market). They can help you choose the Mortgage that is best suited to you. Whether it is a purchase, equity release or buy to let. They also offer Independent Investment, Pension and Insurance advice. Please call this office for further details at no obligation.*

Your home is at risk if you do not maintain mortgage payments or a loan secured on it

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

Approximate Gross Internal Area
57.0 sq m / 616 sq ft



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.

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