



harrers & hobingtons

The Paddocks
Marlow

The Paddocks
Savill Way
Marlow
Buckinghamshire
SL7 1TH

Tenure: Leasehold (85 Years Remaining)

Price: Offers in excess of £185,000

Annual Service Charge: £990

Annual Ground Rent: tbc

Council Tax Band: C

EIR: 77



This delightful one-bedroom apartment is situated in a pleasant residential development approximately one mile east of Marlow Town Centre. On entering the property there is a spacious entrance hall with a large airing cupboard on your right with water cylinder and shelving. Moving along the hallway there is a bathroom with white suite comprising, w.c, panel enclosed bath (with shower over) and wash hand basin. Opposite the bathroom there is a lovely living room / kitchen with large, double-glazed windows to the rear making this room light and airy. The kitchen has a range of wall and base units with worksurfaces and services for appliances. From the living room you move to the end of the hallway where you will find a good-sized double bedroom with a large window to the rear aspect flooding the room with light.

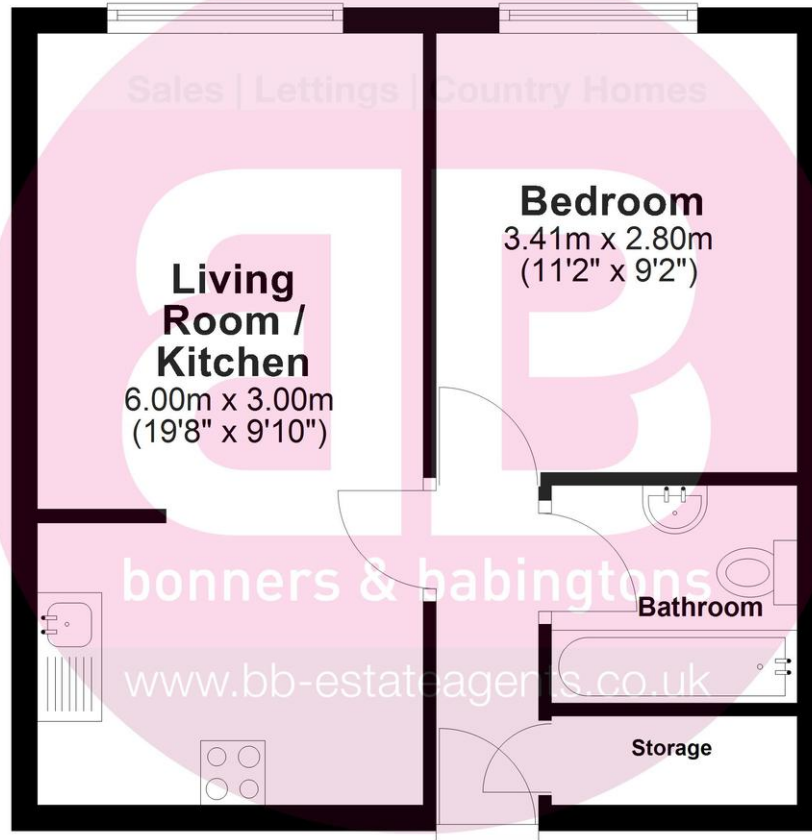
To the outside there is a lovely, secluded communal garden and ample residents parking available. Offered to the market with no chain this property is an ideal first time or investment opportunity.

Marlow town centre is a thriving and stylish riverside community with a comprehensive range of shops and excellent pubs and restaurants. Nearby Marlow Station has a regular train service to London Paddington via Maidenhead (from 44 mins) with links to the City of London, via the Elizabeth Line. Access to the M4 and M40 is via the A404(M) and London Heathrow is approximately 22 miles away. There is a wide range of educational and recreational facilities in the area. Excellent local schools are numerous and include Sir William Borlase in Marlow.



First Floor

Approx. 35.4 sq. metres (380.8 sq. feet)



Total area: approx. 35.4 sq. metres (380.8 sq. feet)



bonners & babingtons

Anglers Court, Spittal Street, Marlow, Buckinghamshire, SL7 3HJ

01628 333800

marlow@bb-estateagents.co.uk



Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170