





# 1 Swallow House, Savill Way, Marlow, Buckinghamshire, SL7 1TG

Hurst are pleased to bring to the market this one bedroom, ground floor apartment that has been extremely well cared for by its current owner and recently modernised throughout. Swallow House is a popular residential area that is centrally located and ideally situated for access to the High Street, the river and the station all of which are about half a mile away. Being a popular property for first time buyers, Marlow town offers a superb range of retailers, with an eclectic mix of local independent and national retailers, there are numerous bars, cafes and restaurants dotted around the town offering destinations for any occasion. The accommodation includes; communal entrance, hallway with storage cupboard, spacious lounge/ dining room, modern and recently replaced kitchen, double bedroom and a contemporary bathroom. The property further benefits from double glazing, gas central heating, communal garden which is mainly laid to lawn, allocated parking and ample visitor spaces. The town itself is situated on the banks of the river Thames and the Thames Path follows the river through the town. Just outside the town, the area opens out to glorious rolling countryside and a designated Area of Outstanding Natural Beauty. For those looking to commute, the town has a train station and the M40/M4 motorways are both in easy reach.

## LEASEHOLD INFORMATION

-LEASE LENGTH: 125 YEAR LEASE WITH 84 YEARS REMAINING

-GROUND RENT: £200 PA

-SERVICE CHARGE: £1,240 PA

## ONE BEDROOM GROUND FLOOR APARTMENT

EXCELLENT ACCESS TO HIGH STREET

IDEAL FIRST TIME PURCHASE

STUNNING CONDITION THROUGHOUT

REPLACEMENT MODERN KITCHEN

DOUBLE BEDROOM

GAS CENTRAL HEATING & DOUBLE GLAZED

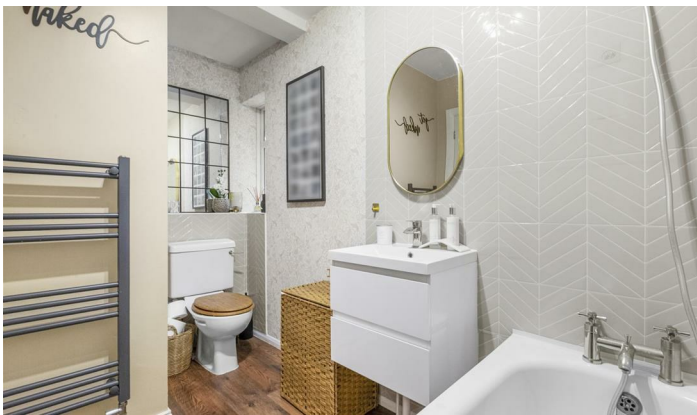
POTENTIAL BUY TO LET INVESTMENT

LOW SERVICE CHARGES

EARLY VIEWING ADVISED









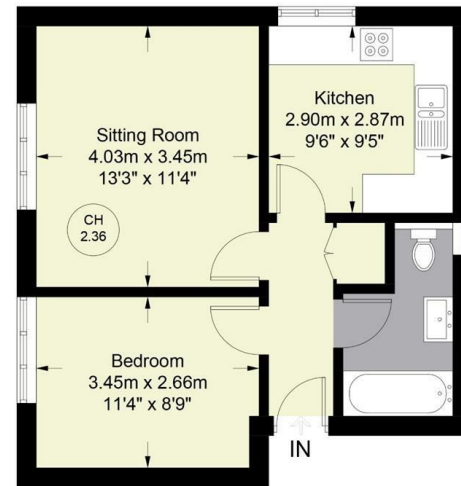


## Savill Way

Approximate Gross Internal Area = 450 sq ft / 41.8 sq m



CH 2.36 = Ceiling Height



## GROUND FLOOR

Floor Plan produced for Hursts by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: [wyc@hursts.co.uk](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)