



bonners & babingtons

Dean Street
Marlow

Dean Street
Marlow
Buckinghamshire
SL7 3FH

- Tenure: Leasehold
- Guide Price: £400,000
- Lease Remaining :994
- Service Charge : £4,416.37 (including heating)
- Ground Rent: £595
- Council Tax Band: D
- EPC Rating: B



Exclusively for the over 60's and positioned conveniently for Marlow High Street this delightful one double bedroom first floor apartment is available with no onward chain.

On entering the development you are greeted by a light and airy communal hallway which offer access to all the ground floor accommodation, owners lounge, site manager's office and elevators to all floors.

As you access the property itself there is a large hallway with windows on your right-hand side and doors leading to the bedroom, living room and shower room. The bedroom is a great sized double bedroom with window to rear aspect and built-in double wardrobe. Moving down the hallway there is a shower room on the left offering walk-in shower, low level w.c. and wash hand basin, just beyond the shower room there is a large storage cupboard with fitted shelving. The living room is nicely squared off with window to side aspect and door through to kitchen. The fully integral kitchen has a range of wall and base units, work surfaces, sink with drainer and window to side aspect.

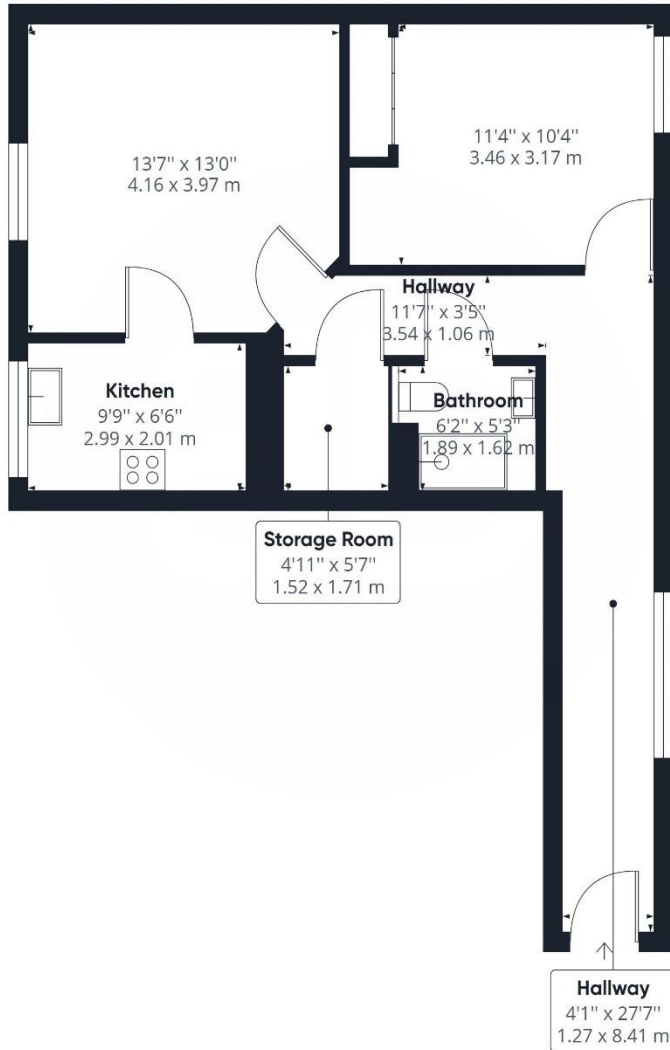
The communal areas offer owner's lounge with coffee bar for mingling with other residence, Site Manager's office and to the outside there are delightful landscaped communal gardens and parking.

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 1hr 5 mins) with links to the City of London, further enhanced with the recently opened Crossrail Link from Maidenhead. Access to the M4 and M40 is via the A404(M) and London Heathrow is about 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.

BONNERS & BABINGTONS offer -
Situated in a modern retirement
development in the HEART OF
MARLOW is this DELIGHTFULLY
SPACIOUS one bedroom first floor
apartment. Available with no
onward chain this is an ideal
downsizing opportunity.





Approximate total area⁽¹⁾

604.30 ft²
56.14 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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