

GRAINGER HOUSE FINDLAY MEWS, MARLOW, BUCKINGHAMSHIRE, SL7 1AP

Unfurnished, £1,195 pcm + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available immediately



MODERN APARTMENT WITH TWO BEDROOMS AND TWO BATH/SHOWER ROOMS

- Upper floor apartment Two bedrooms Two bath/shower rooms
- EPC Rating = B Council Tax = D

Description

Recently built luxury second floor apartment situated on a new popular development in a fantastic location within walking distance of Marlow High Street and train station while also having easy access to M4 and M40. The property also offers stunning views towards Cookham Dean.

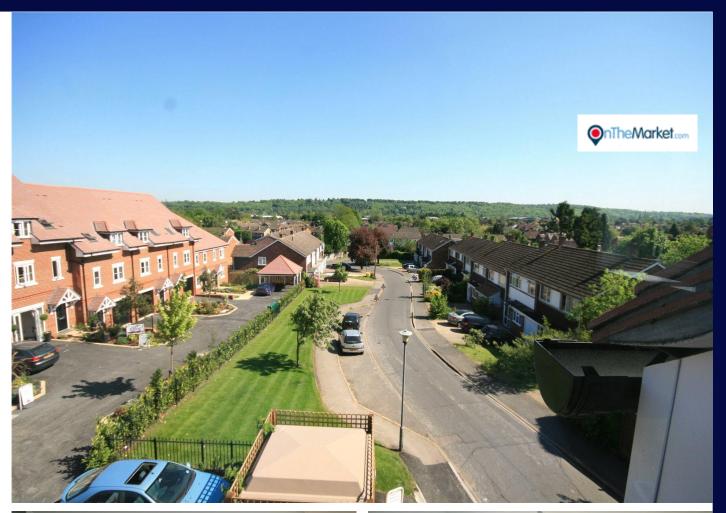
The accommodation offers entrance hall, lounge/diner with doors to balcony, kitchen, two double bedrooms (one with en-suite shower room), family bathroom, access to attic for storage, designated bicycle storage and secure gated parking.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.











				Current	Potentia
Very energy efficient -	lower runn	ing costs			
(92+) A					
(81-91) B				83	83
(69-80)	C				
(55-68)	D				
(39-54)		E			
(21-38)		F			
(1-20)			G		
Not energy efficient - I	higher runn	ng costs			

Marlow Lettings

Lee Burnard lee.burnard@savills.com +44 (0) 1628 499 907

savills.co.uk

*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee — charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit — usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets — additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 20170831SUBI

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.

