



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.

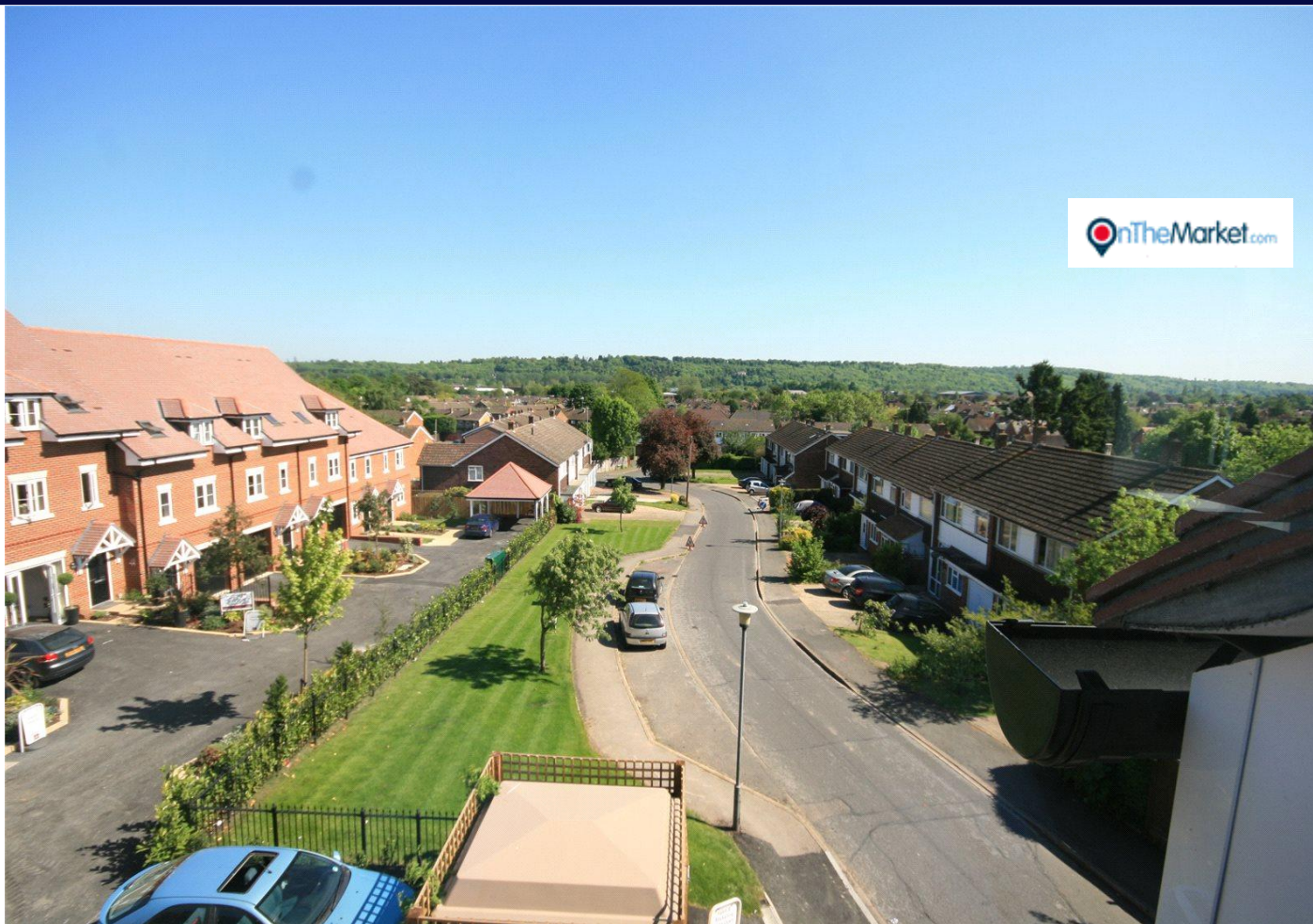
The accommodation offers entrance hall, lounge/diner with doors to balcony, kitchen, two double bedrooms (one with en-suite shower room), family bathroom, access to attic for storage, designated bicycle storage and secure gated parking.

Energy Performance

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

Viewing

Strictly by appointment with Savills.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running 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 - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

*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**

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Marlow Lettings

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