



# Recently built first floor apartment in town centre

**Windsor Court, Portland Crescent, Marlow, Buckinghamshire, SL7**

£1,695 pcm plus fees apply, Unfurnished  
Available from 16.12.2019





Recently built apartment • Town centre location • Balcony • Covered parking space • Bike store • Communal gardens • Unfurnished • Available mid December 2019

### Local Information

This apartment is within a brand new development right in the heart of Marlow town centre, close to Higginson Park and River Thames and half a mile from Marlow Train Station.

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 town itself is situated on the banks of the River Thames with a lovely riverside park and children's playground.

Just outside the town, the area opens out to glorious rolling countryside and a designated Area of Outstanding Natural Beauty. Outdoor pursuits are numerous, as are golf, football, cricket and rugby clubs.

For commuters, the town has a train station to Paddington (via Maidenhead) with Crossrail currently scheduled to arrive in 2020. The M40 motorway is accessed from the A404(M) which passes the town, and the M4 is 9.5 miles away.

### About this property

A first floor apartment within Portland Gardens, a newly built development just off High Street.

Accommodation comprises:

entrance hallway with two good storage cupboards (one housing washer/dryer), open plan spacious kitchen / living room with balcony, master bedroom with fitted wardrobe and en-suite shower room, second double bedroom and bathroom.

The property benefits from gas central heating, lift and stair access, communal gardens and an allocated parking space.

### Furnishing

Unfurnished

### Local Authority

Wycombe District Council, High Wycombe

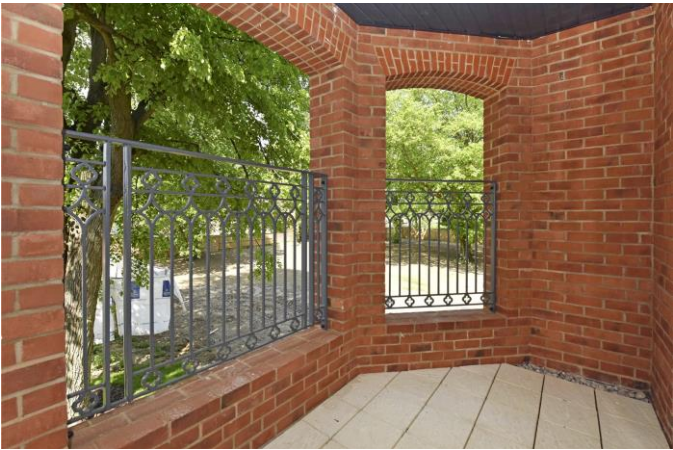
### Energy Performance

EPC Rating = B

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Marlow Lettings Office. Telephone: +44 (0) 1628 481 381.



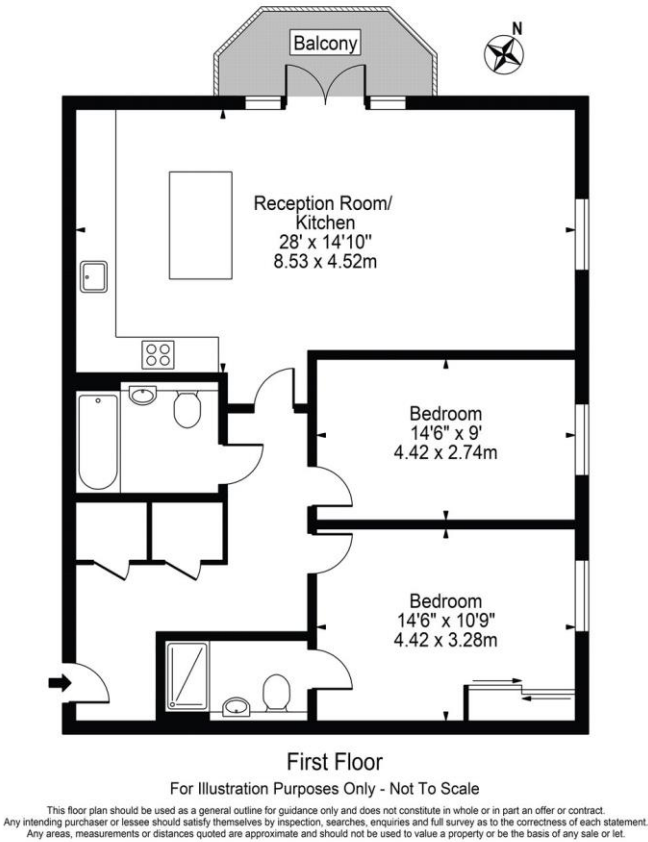


Windsor Court, Portland Crescent, Marlow, Buckinghamshire, SL7  
Gross Internal Area 959 sq ft, 89.1 m<sup>2</sup>

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Portland Gardens, SL7  
Approx. Gross Internal Area 959 Sq Ft - 89.09 Sq M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(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		

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\*There are different rules and fees for different tenancy types. For details of our fees and charges to go to [Savills.co.uk/tenant-fees](#). For more detailed information read our applicant guide at [savills.co.uk/applicant-guide](#).  
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