



A MODERN TOWN HOUSE IN THE HEART OF MARLOW TOWN CENTRE WITH PARKING.

TOWN LANE
MARLOW, BUCKINGHAMSHIRE, SL7 2FP

Unfurnished, £1,750 pcm + fees and other charges apply.*

Available from 14/09/2019



A MODERN TOWN THREE BEDROOM TOWN HOUSE IN THE HEART OF MARLOW TOWN CENTRE WITH PARKING.

- 3 Bedrooms • 3 Bathrooms • 1 Reception
- EPC Rating = B • Council Tax = F

Situation

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.

For commuters, the town has a train station to Paddington (via Maidenhead) with Crossrail 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.

Description

This modern home, built three years ago, is superbly situated in the centre of town, offering great convenience, with shops and restaurants on your door step, yet being of a spacious size and with off street parking.

The ground floor provides an entrance hallway, utility room, downstairs cloakroom, a spacious kitchen with space for a dining table and a lovely living room with double doors to the front. To the upper floors are three very good double bedrooms, with three bath/shower rooms (two being en-suite). To the front is a small garden and parking.

Energy Performance

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

Viewing

Strictly by appointment with Savills.




2 Town Lane, Marlow, Buckinghamshire, SL7 2FP

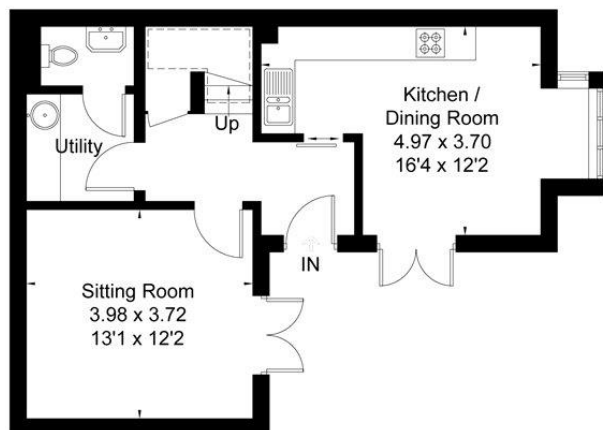
Gross Internal Area (approx) = 123.4 sq m / 1328 sq ft

For identification only. Not to scale.

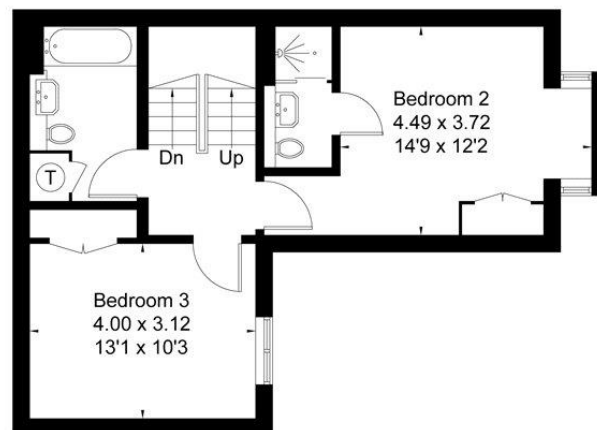
© Floorplanz Ltd



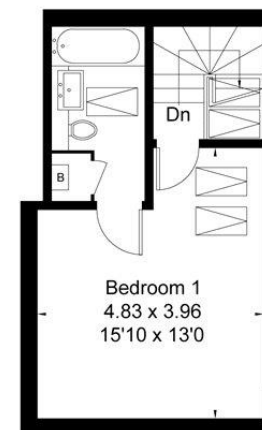
 = Reduced headroom below 1.5m / 5'0"



Ground Floor




First Floor



Second Floor

FLOORPLANS

Gross internal area: 1313 sq ft, 122 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	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 <small>EU Directive 2002/91/EC</small> 		



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190726SUBI

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.

Marlow Lettings

marlowlettings@savills.com

+44 (0) 1628 481381

savills.co.uk