



# A Super Stylish Town Centre Apartment

Apartment 4, Windsor House, Dean Street, Marlow, Buckinghamshire, SL7 3AA

Leasehold (125 years from 2018)





A beautifully presented first floor apartment • Built by Michael Shanly in 2018 • Contemporary design and flexible layout • Internal lift access • Secure underground car park with 2x private spaces • Impressive landscaped private terrace

#### Distances & Times

Marlow High Street – 0.1 miles.  
Marlow Station – 0.6 miles,  
River Thames 0.4 - miles.

#### Situation

Windsor House is an impressive modern purpose built residential development built by renowned local developer Michael Shanly in 2018 and is conveniently positioned at the top of the High Street.

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 and the Thames Path follows the river through the town.

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) and the M40 motorway is accessed from the A404(M) which passes the town.

#### Accommodation

The communal entrance is light and spacious with communal staircase and internal lift to the first and second floor.

No.4 is arguably one of the most desirable apartments with an entrance that provides access to the principal rooms including the generous west facing dining/sitting room with patio doors leading to the private terrace. The open plan contemporary kitchen is well appointed with integrated appliances and ample storage solutions.

The sophisticated large main bedroom features built in wardrobes and benefits from a modern en suite shower room.

The second bedroom also enjoys built in wardrobes and a pleasant outlook over the terrace.

A substantial bathroom is located off the hallway along with handy built in storage solutions.

The private terrace provides an ideal space for entertaining and a fantastic extension to the apartment, landscaped with defined zones for dining and relaxing with decking, artificial grass, raised beds and potted plants.

Two private underground parking spaces are accessed via a car lift to a secure resident's car park.





**Directions**

From Marlow town centre proceed north to the obelisk at the top of the high street and turn right onto Spittal Street. At the roundabout turn left onto Dean Street where the entrance to the development and parking access can be found.

**Local Authority**

Wycombe Council - Band E

**Services**

All mains services.

**Tenure**

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**Energy Performance**

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

**Viewing**

Strictly by appointment with Savills.



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**Approximate Area** 87.5 sq m / 942 sq ft



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First Floor

For identification only. Not to scale. © 210322RM

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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