



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

Leasehold (125 years from 2018)

Energy Performance

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

Viewing

Strictly by appointment with Savills.



Apartment 4, Windsor House, Dean Street, Marlow, Buckinghamshire, SL7 3AA
Approximate Area 87.5 sq m / 942 sq ft



savills

savills.co.uk

Richard Maby
 Savills Marlow
01628 481 373
 marlow@savills.com



First Floor

For identification only. Not to scale. © 210322RM

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

Important notice Savills, its 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. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

