



A superb apartment with garden

14 Marefield Road, Marlow, Buckinghamshire SL7 2QE

Leasehold (expires September 2112)

savills

Fabulous chain-free garden flat with private front door

- Two good size double bedrooms
- Large reception with additional ground floor room
- Good size private rear garden
- Great location for the town centre
- Planning consent for a parking space

Introduction

A lovely apartment with private garden, close to the High Street in Marlow

Distances & Times

Marlow High Street – 0.2 miles,
Marlow Station – 0.7 miles.

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 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 apartment is situated on the first floor of a small two-storey building, with the front door set back from the road. There is planning consent in place for an off-street parking spot here.

The private front door leads into a really useful ground floor room, large enough to serve either as a decent utility room, boot room or better still a fitted study/office. Leading up to the first floor there is a central hall, off which are two double bedrooms, a decent size living room and a large kitchen with ample space for a dining table. There is a family bathroom, and a storage cupboard. The property has recently been decorated with new carpeting, and presents well internally.

To the rear of the property is a lovely garden, for the private use of this apartment. There is a side access and a garden shed.

No chain.



**Directions**

(Walking Directions): A the top of Marlow High Street (by the war memorial roundabout) turn right on to Dean Street. Take the second left into Dukes Place, continue up the lane to the T-junction with Cambridge Road. Turn right, then left into Marefield Road.

Local Authority

Wycombe Council – Band C

Services

All mains services.

Tenure

Leasehold – expires September 2112

Ground Rent - £10 per annum
Service Charges - £398.41 per annum (2021-2022) including Building Insurance

Energy Performance

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

Viewing

Strictly by appointment with Savills.

Postcode

SL7 2QE

General Remarks & Stipulations

Please note that the larger of the two garden sheds is not included in the sale, the smaller shed is included. White goods are excluded.



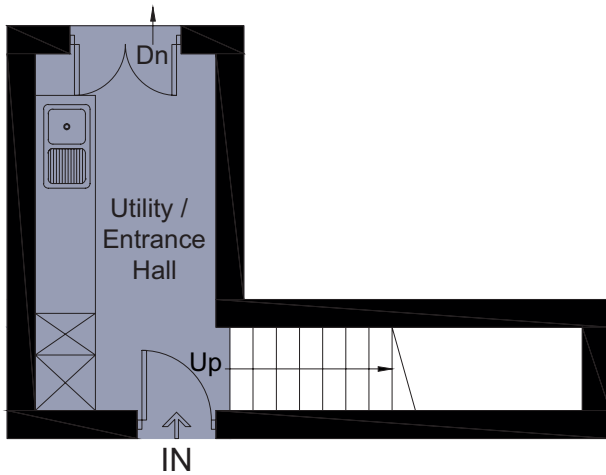
14 Marefield Road, Marlow, Buckinghamshire SL7 2QE
 Approximate Area 74.5 sq m / 802 sq ft



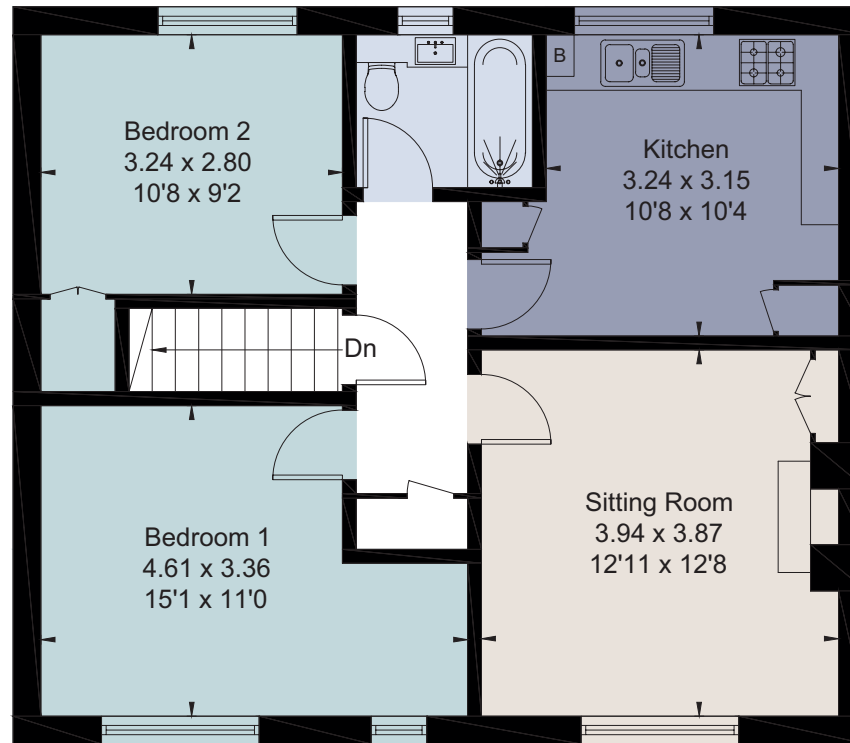
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	55	70
(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

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