



A modern maisonette in a desirable, central location

1 Crown Place, Crown Lane, Marlow, SL7 3HL

Guide £475,000 Leasehold (99 years from 2006)

savills

Well-proportioned maisonette with no onward chain

- Private courtyard leading from living space
- Fabulous central Marlow location
- Gated development
- Modern, open-plan sitting/dining room/kitchen

Situation

Marlow town offers a superb range of retailers, with an eclectic mix of local independent and national names. 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, with the new Elizabeth Line operating), with fast trains also accessible from High Wycombe providing a 25 minute journey into London Marylebone.

The M40/M4 motorways are accessed from the A404 which passes the town.

Description

Occupying an enviable position within a private, gated development in the centre of Marlow, this purpose-built maisonette is conveniently located for the train station and town amenities. Enjoying a private entrance, the accommodation totals approx. 806 sq ft over two floors and features a spacious open-plan sitting/dining room/kitchen with a dual aspect and French doors leading to a private courtyard garden. Offered with no onward chain, the modern maisonette provides an excellent opportunity for further improvement.

The accommodation comprises an entrance hall with a staircase and a cloakroom, leading to the 19ft sitting/dining room/kitchen, complete with integrated appliances. Upstairs, there are two double bedrooms, both with built-in wardrobes and skylights, one featuring en suite shower room, along with a family bathroom.





Outside

The property benefits from a gated communal entrance and a private courtyard garden leading directly from the living space. The walled courtyard features a paved terrace, raised flowerbed and a gate providing access to Court Lane.

Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

Tenure

£475,000 Leasehold (99 years from 2006)

Council Tax

Band = D

Directions

From the centre of Marlow, proceed to the top of the high street and take the second exit at the war memorial roundabout onto Marlow Road. Go past Boots Chemists and the turning for Crown Lane will be on the left with Crown Place located on the left-hand side.

Energy Performance

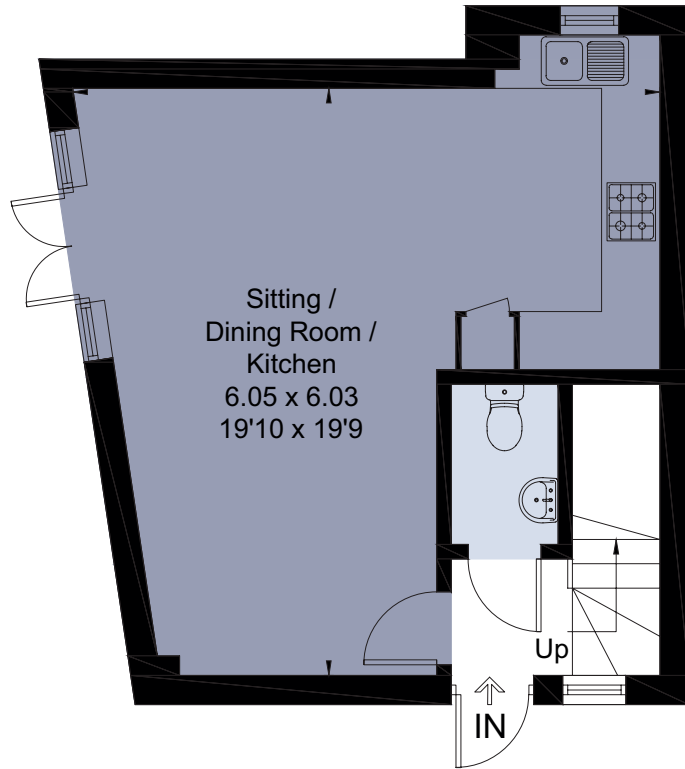
A copy of the full Energy



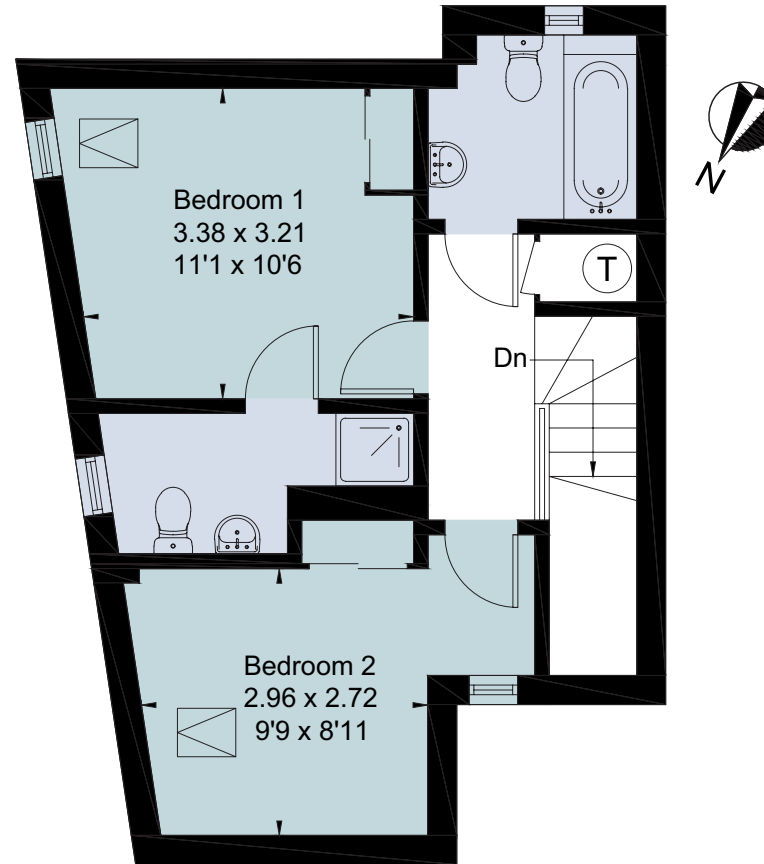
1 Crown Place, Crown Lane, Marlow, SL7 3HL
Approximate Area 74.9 sq m / 806 sq ft
Including Limited Use Area (0.2 sq m / 2 sq ft)

 savills | savills.co.uk


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



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

For identification only. Not to scale. © 220815RM

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

