



A modern maisonette near the High Street

5 Crown Place, Crown Lane, Marlow, Buckinghamshire, SL7 3HL

Guide Price £475,000 Leasehold (99 years from 2004)



New build maisonette • Fabulous central Marlow location
• Gated development • Two double bedrooms and two bathrooms

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

5 Crown Place occupies a desirable position within a private, gated development of just six executive homes at the heart of Marlow's town centre, convenient for the High Street and train station. The two-storey maisonette forms part of an attractive purpose-built block built in 2006 which is

well maintained and offers modern and well-presented interiors throughout. The location and low-maintenance design make it ideal for professionals and first-time buyers but it would be equally well suited to downsizers. The property has its own private entrance off a courtyard and further benefits from a private south-facing balcony off the principal bedroom. The décor is contemporary and bright with a neutral colour scheme, laminate floors and carpeting, with a modern kitchen and bathrooms. There is excellent potential for further improvement and personalisation by the new owner.

The accommodation amounts to about 1002 sq ft and comprises a ground floor entrance leading to the first-floor open plan living room and kitchen, the second bedroom with built-in wardrobes and a balcony and a bathroom. On the second floor there is a large principal bedroom also with built-in storage, an en suite shower room and a large balcony, with a separate storage room off the landing.





Outside

Crown Place is accessed via a gated communal entrance with a courtyard providing access to each of the apartments.

On-street parking is available locally.

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.

Tenure

Leasehold (99 years from 2004)

Council Tax

Band = D

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 93.1 sq m / 1002 sq ft

Including Limited Use Area (4.2 sq m / 45 sq ft)



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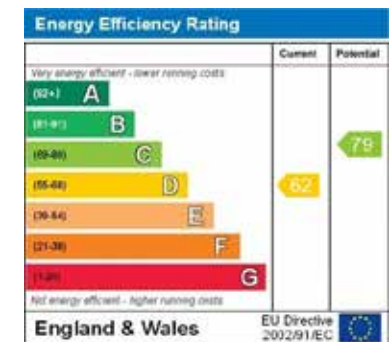
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