



Riverside apartment with outstanding views

Flat 2, Three Gables, Mill Road, Marlow, Buckinghamshire, SL7 1QB

£1,175,000 Share of Freehold

savills

Beautiful views over the River Thames and Marlow lock
• Highly sought after central location • Designated parking for two vehicles • Handsome period building of just three private apartments

Introduction

A spacious riverside first floor apartment boasting fabulous views of the Thames and within easy reach of Marlow High Street.

Distances & Times

Marlow Station - 0.4 miles,
Marlow High Street - 0.4 miles.

Situation

Three Gables is positioned in a highly desirable location within close proximity of Marlow High Street, the River Thames, Thames Path and the railway station.

The building is enviably located on the banks of the river, affording wonderful views upstream towards the weir, the Church and Marlow's iconic Grade I listed suspension bridge.

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 approach to the building is by way of a two private parking spaces for this apartment. There is a communal entrance serving just three apartments.

To the first floor is an entrance hallway being centrally located within the apartment, leading through into a fitted kitchen/dining room benefitting from granite worktops, underfloor heating and patio doors leading out onto a balcony, with an array of potted shrubs and stunning views over Marlow Lock. A large high-ceilinged living room also enjoys fabulous views courtesy of the bay window, and there is a fireplace providing a lovely focal point.





The river room/bedroom three is triple aspect and south facing with impressive bay window and access to the balcony. The views from this room are splendid, straight upstream over the river providing uninterrupted views towards the Church spire and the suspension bridge. A modern shower room serves bedroom two which enjoys ample built in wardrobes while the master bedroom is well proportioned with fabulous views of the river and Marlow Church. This master bedroom has an en suite bath/shower room, and fitted wardrobes.

The property is held with a share of the freehold, shared equally between the three apartments within the building.

Directions

From Marlow High Street, head south towards the river, turn left on Station Road and then right onto Mill Road, follow the road round to the left, past the river frontage where Marlow Lock is on the right hand side of the road. Turn into Marlow Mill where Three Gables can be seen on the Right hand side

Local Authority

Wycombe Council - Band G

Tenure

Share of Freehold with vacant possession.

Services

All mains services

Postcode

SL7 1QB

Energy Performance

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

Viewing

Strictly by appointment with Savills.

Additional Information

Photography was taken in 2019.

Lease - expiry March 2129

Service Charge - ad hoc based on needs (self-managed)

Buildings Insurance - about

£700 per annum

Ground Rent - nil



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Approximate Area 130.8 sq m / 1408 sq ft

Including Limited Use Area (3.1 sq m / 33 sq ft)



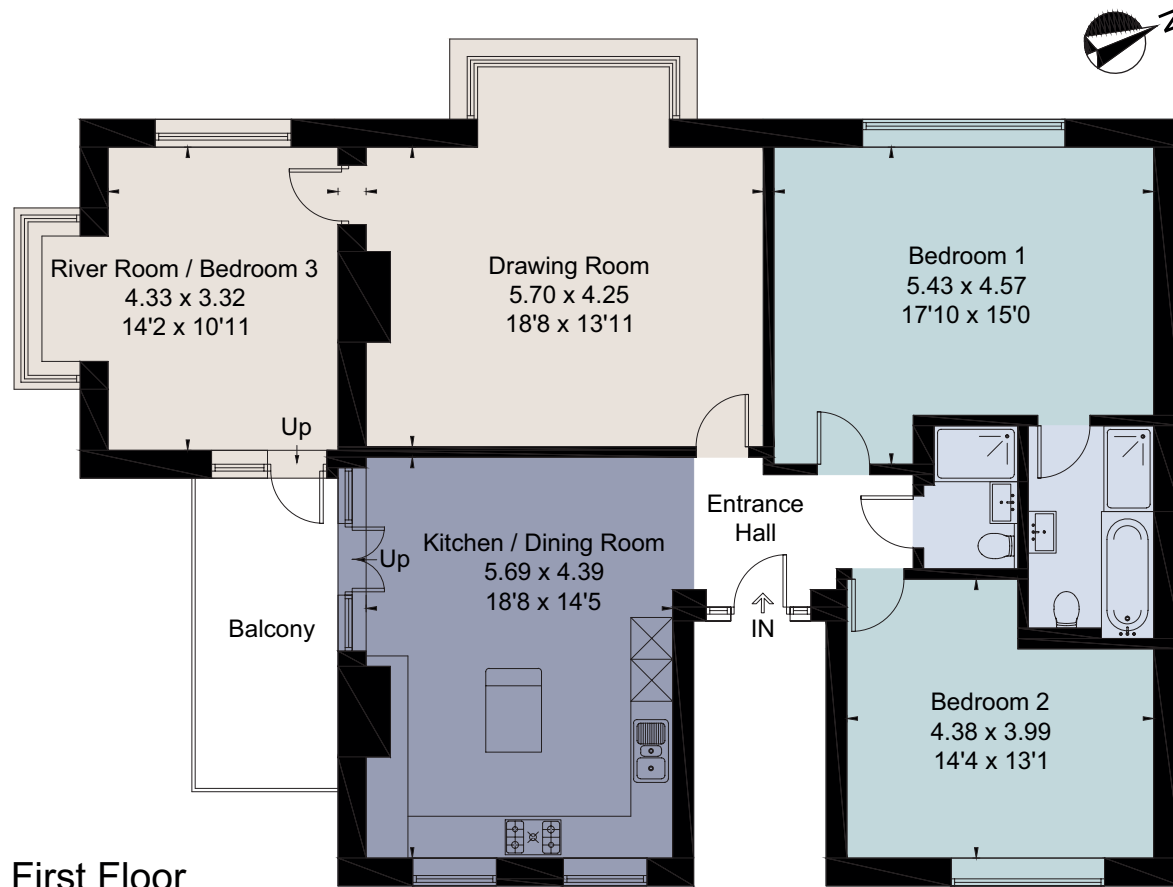
savills.co.uk

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First Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(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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