



bonners & babingtons

Maple Rise
Marlow

**Maple Rise
Marlow
Buckinghamshire
SL7 1HQ**

- Tenure: Share of Freehold
- Guide Price: £325,000
- Lease Length: TBC
- Service Charge: £0
- Ground Rent: £0
- Council Tax Band: C
- EPC Rating: D



This delightful ground floor garden apartment has so much to offer, it has a lovely feel about it and has been updated and improved by the current owner throughout. On entering the property from the side there is an entrance hall which provides access to the kitchen, bathroom and living room. The kitchen has been refitted by the current owner to provide ample storage space and work surfaces with space and services for additional non-integral appliances. The bathroom has also been updated by the current owner to offer a modern neutrally coloured suite. Moving through to the living room there is a very cosy feeling about this space with double doors leading onto a private garden to the rear of the property. Moving through to the front of the apartment there is a small lobby area with storage cupboards and access to the double bedroom. The bedroom is a lovely light and airy part of the property with plenty of room and storage.

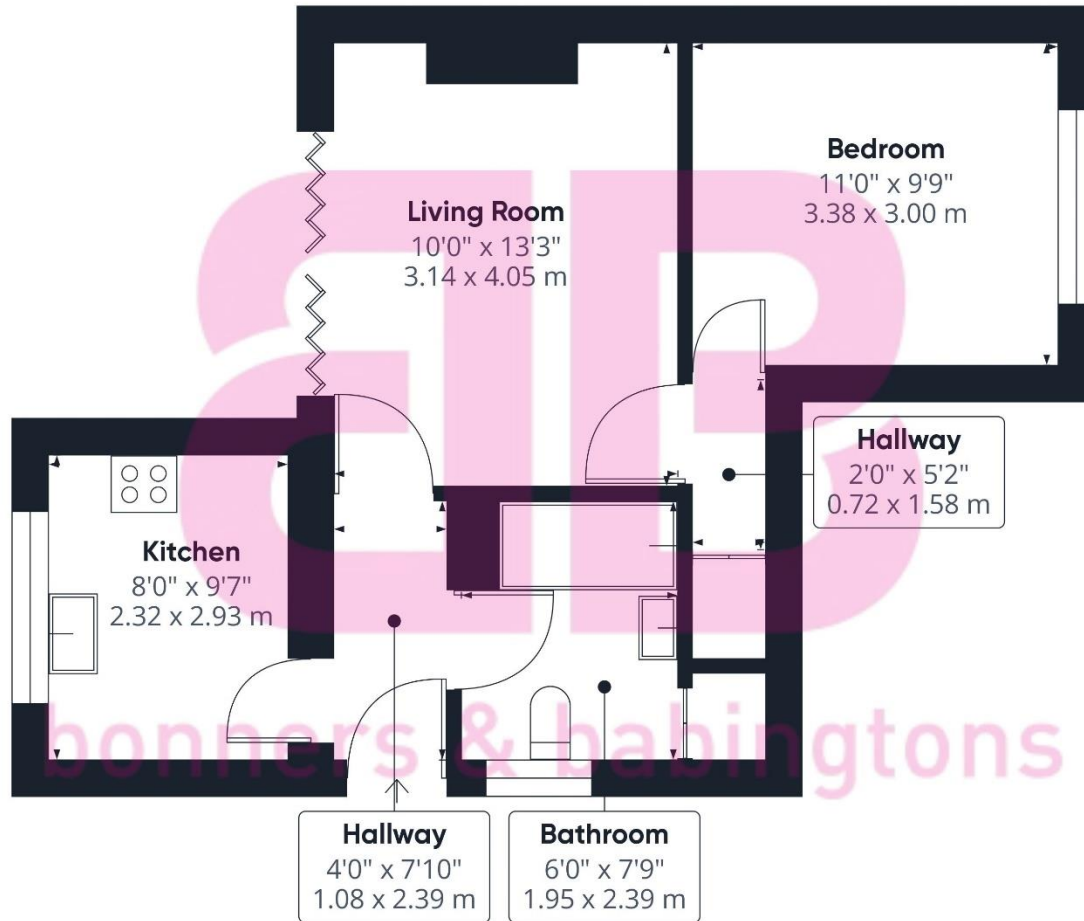
Outside there is a lovely lawned garden with flower bed borders, patio area ideal for alfresco dining and a further secluded seating area at the end.

Marlow town centre is a thriving and stylish riverside community with a comprehensive range of shops and excellent pubs and restaurants. Nearby Marlow Station has a regular train service to London Paddington via Maidenhead (from 44 mins) with links to the City of London, via the Elizabeth Line. Access to the M4 and M40 is via the A404(M) and London Heathrow is approximately 22 miles away.

There is a wide range of educational and recreational facilities in the area. Excellent local schools are numerous and include Sir William Borlase in Marlow.

BONNERS & BABINGTONS offer -
Sited in a pleasant residential road a short walk to Marlow High Street this delightful one bedroom ground floor apartment has been sympathetically updated by the current owner and has its own private garden. Ideal first time or investment opportunity.





Approximate total area⁽¹⁾
432.92 ft²
40.22 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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3 Anglers Court, Spittal Street,
Marlow, Bucks, SL7 3HJ

01628 333800

www.bb-estateagents.co.uk



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