



**Gunthorpe Road  
Marlow  
Buckinghamshire  
SL7 1XY**

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- **Tenure: Leasehold**
  - **Guide Price: £260,000**
  - **Lease length: 89 Remaining**
  - **Service Charge: £917pa**
  - **Ground Rent: £224**
  - **Council Tax Band: C**
  - **EPC Rating: C**



This smashing apartment is situated on a bespoke development to the east of Marlow town centre and would be perfect for first time buyers, investment buyers or downsizers. Positioned on the ground floor this property has all its accommodation across one level. On entering the property there is a bedroom on your left with the family bathroom opposite on the right. Moving along the hallway you enter a lovely large living space with a door to a further bedroom and open plan access to the kitchen. Plenty of space for a single occupier or couple to start their journey on the property ladder or a old couple looking to downsize in the area. To the outside there is a large communal garden at the rear plus residents parking to the front. Only a short walk from this apartment will get you over the bridge and into countryside & woodland walks plus lakeside strolls with Little Marlow Village only a fifteen minute walk away. Marlow Train Station is only 10 minutes walk and Marlow High Street is just over a mile away. With the added bonus of easy access to the A404 you could be on the M40 in five minutes or the M4 in ten.

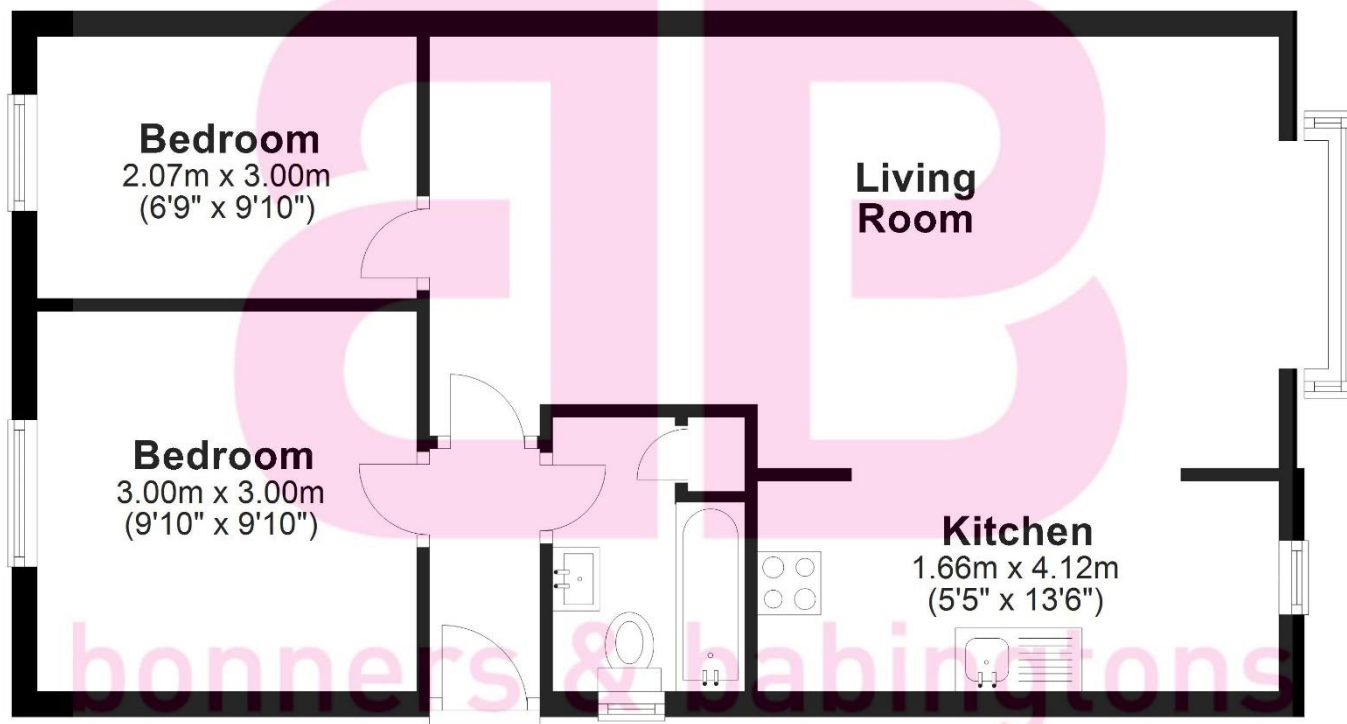
Marlow town centre is a thriving and stylish riverside community with a comprehensive range of shops and excellent pubs and restaurants. Nearby Marlow Station has a regular train service to London Paddington via Maidenhead (from 44 mins) with links to the City of London, via the Elizabeth Line. Access 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 - Tucked away on this EXCLUSIVE BESPOKE DEVELOPMENT this delightful TWO BEDROOM GROUND FLOOR apartment is an ideal first time or investment opportunity. With communal gardens, parking and NO ONWARD CHAIN we highly recommend an internal inspection.**



## Ground Floor

Approx. 51.3 sq. metres (551.7 sq. feet)



Total area: approx. 51.3 sq. metres (551.7 sq. feet)

This floorplan is not to scale. it is to be used for guidance and illustrative purposes only.

Accuracy is not guaranteed.

Plan produced using PlanUp.



bonners & babingtons

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



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01628 333800

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### Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170