



Trinity Court, Marlow, Buckinghamshire, SL7 3TZ

TO LET £1,100 pcm

Unfurnished

A well proportioned one bedroom, second floor apartment forming part of a popular development for the over 55's located in a quiet cul de sac and within a level walking distance of the town centre. UNFURNISHED. EPC Rating C. AVAILABLE AT SHORT NOTICE. CONTACT B&B LETTINGS 01628 333800.

- POPULAR DEVELOPMENT FOR OVER 55'S
- SHORT WALK TO TOWN CENTRE
- LARGE BEDROOM
- COMMUNAL RESIDENTS' AREAS AND LAUNDRY ROOM
- RESIDENT PARKING
- ELECTRIC HEATING
- DOUBLE GLAZING
- ON-SITE MANAGER & 24 HOUR EMERGENCY CALL SYSTEM

Office Numbers:

Chilterns | 01844 354554
Marlow | 01628 333800
Princes Risborough | 01844 343334
Stokenchurch | 01494 485560
High Wycombe | 01494 485560
Aylesbury | 01296 337771
W : www.bb-estateagents.co.uk
E : lettings@bb-estateagents.co.uk

Head Office Address

Chilterns Office
Robert House | 19 Station Road
Chinnor | Oxfordshire | OX39 4PU

Description

A well proportioned one bedroom, second floor apartment forming part of a popular development for the over 55's located in a quiet cul de sac and within a level walking distance of the town centre.

The accommodation comprises;

Entrance hall
Living/dining room
Kitchen
Shower room
Good sized double bedroom with fitted wardrobes

This property further benefits from lift and stairs access to each floor. There is also an on-site manager during the day and a 24 hour emergency call system. Residents` can also make the most of a variety of communal sitting, dining and activity rooms, a laundry room, beautifully kept communal gardens and allocated and visitor parking.

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.

Outgoings:

Utility accounts, including council tax and telephone, are the responsibility of the tenants, who must provide their own contents insurance.

Council Tax:

Band D

Terms

12-month tenancy agreement
Unfurnished
No smokers please
White goods included

Restrictions:

No pets preferred

(If pet permitted the landlord reserves the right to increase the rent)

Holding Deposit:

Equivalent to one weeks rent.

Security Deposit required:

5 weeks rent payable before moving in.

Directions

Viewings strictly via the agents:
Bonners and Babingtons Marlow
01628 333800

