



LAVENDER HOUSE



bonners & babingtons

Lavender House  
Central Marlow





# Flat 1

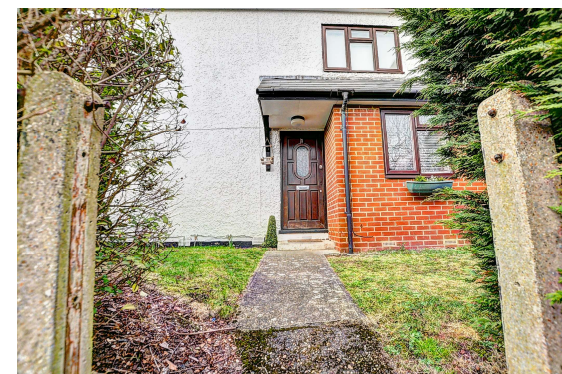
Lavender House

Marlow

SL7 3BH

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- Tenure: - Leasehold
- Unexpired Lease 170 yrs
- Guide Price £270,000
- Local Authority – Wycombe D C
- EPC Rating C

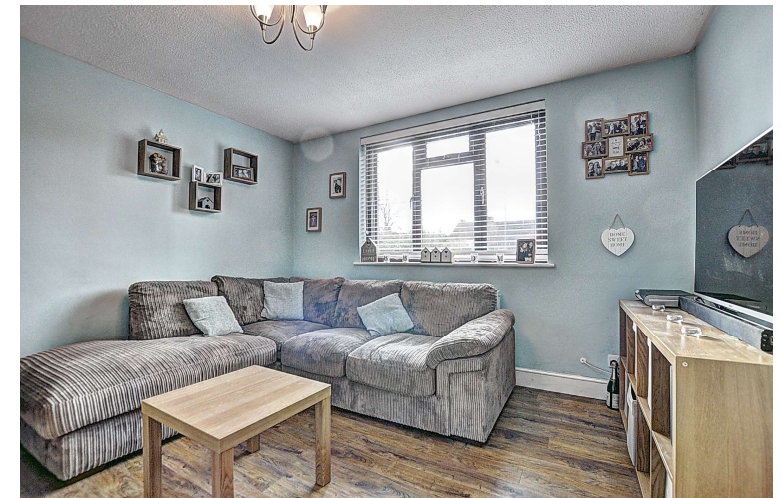




This delightful two bedroom ground apartment is situated just over 0.5 miles from Marlow High Street and has been refurbished in the last few years to include a newly fitted kitchen with built in oven, hob and slim line dishwasher, refitted bathroom, new carpets and flooring and new internal doors. There is also a newly installed heating system with combi boiler. There is an allocated parking space and visitors parking spaces and to the side of the property is a communal garden. NO STAMP DUTY TO PAY FOR FIRST TIME BUYERS

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 train service to London Paddington via Maidenhead (from 1hr 5mins). Maidenhead also offers a regular train service to London Paddington with links to the City of London, further enhanced when Crossrail opens in Maidenhead in 2018. Access to the M4 and M40 is via the A404(M) and London Heathrow is about 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.

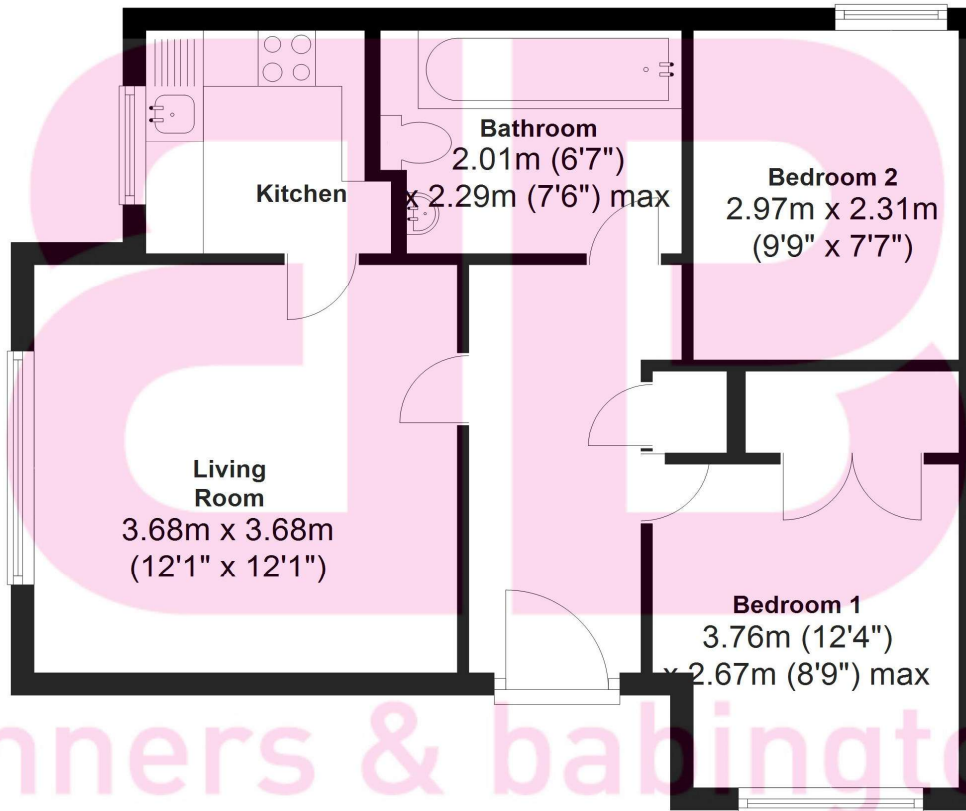
“Situated about 0.5 miles from Marlow Town Centre is this delightful two bedroom GROUND FLOOR apartment which has been extensively refurbished in recent years to include NEW KITCHEN & BATHROOM, new carpets and flooring and a NEW HEATING SYSTEM”





## Ground Floor

Approx. 48.7 sq. metres (524.2 sq. feet)



Total area: approx. 48.7 sq. metres (524.2 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.



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### Disclaimer

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