



bonners & babingtons

Swan House  
The Acre

# Swan House The Acre Buckinghamshire SL7 1SS

- Tenure: Leasehold
- Guide Price: £270,000
- Lease Length: 176 years
- Service Charge: £1,520.22p.a.
- Ground Rent: £0
- Local Authority: BCC
- EPC Rating: D



Looking to get on the property ladder but need the space then look no further than this delightful two double bedroom first floor apartment. Situated in a secluded cul-de-sac location approximately one mile east of Marlow town centre this fantastic apartment is an ideal first time or investment opportunity.

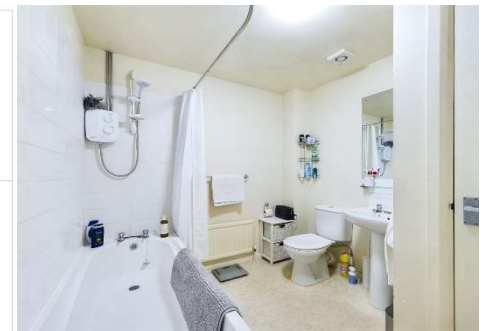
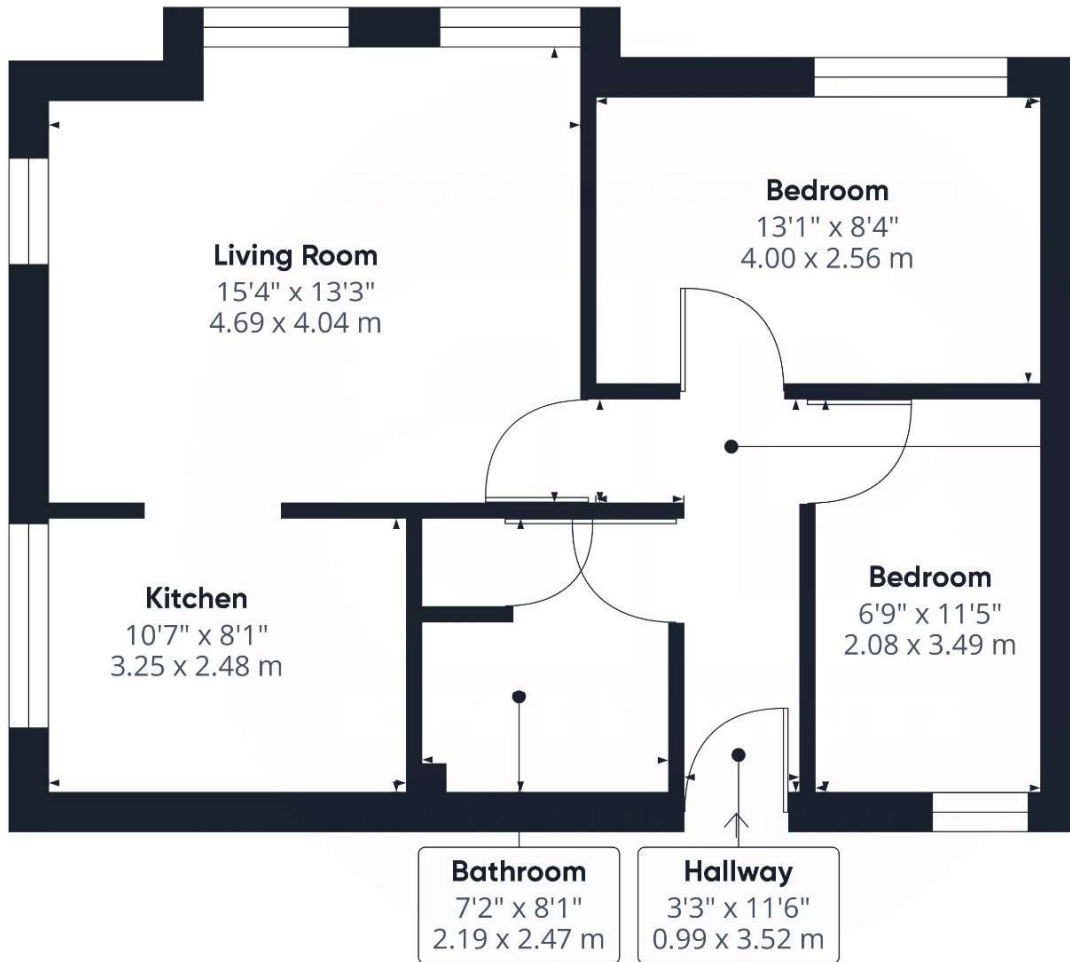
On entering the property you are greeted by a hallway offering you access to all the rooms of the property. On your left you will find a spacious family bathroom with a tidy white suite. Opposite this there is bedroom two which is a good size room which comfortably accepts a double bed and furniture. Next to this is the main bedroom which is a very well proportioned double bedroom with window to front aspect.

Moving along the hallway you enter the living room which is a light and airy room with dual aspect windows and access through to the kitchen. The kitchen has a range of wall and base units with work surfaces over, sink with drainer and space and services for white goods and appliances.

To the outside there is a private car park for residents only and communal gardens to the side and rear. Available with no onward chain this delightful property provides easy access to the A404 and is only a short walk to Marlow Train Station.

A SPACIOUS two bedroom first floor apartment situated in a SECLUDED CUL-DE-SAC location approximately 1 mile east of Marlow Town Centre. An ideal first time or investment opportunity we highly recommend and internal inspection. NO ONWARD CHAIN.





**Approximate total area<sup>0</sup>**

591.61 ft<sup>2</sup>  
54.96 m<sup>2</sup>

(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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