



bonners & babingtons

Carlton Place
Marlow

**Carlton Place
Marlow
Buckinghamshire
SL7 1AL**

- Tenure: Leasehold
- Price: OIEO £380,000
- Lease Length: 112 Years
- EPC Rating: C
- Council Tax Band: D
- Service Charge: £1719pa
- Ground Rent: £400pa



This stunning apartment boasts two spacious bedrooms, both with ample storage space and natural light. The master bedroom benefits from an en-suite bathroom, while the second bedroom is serviced by a separate family bathroom.

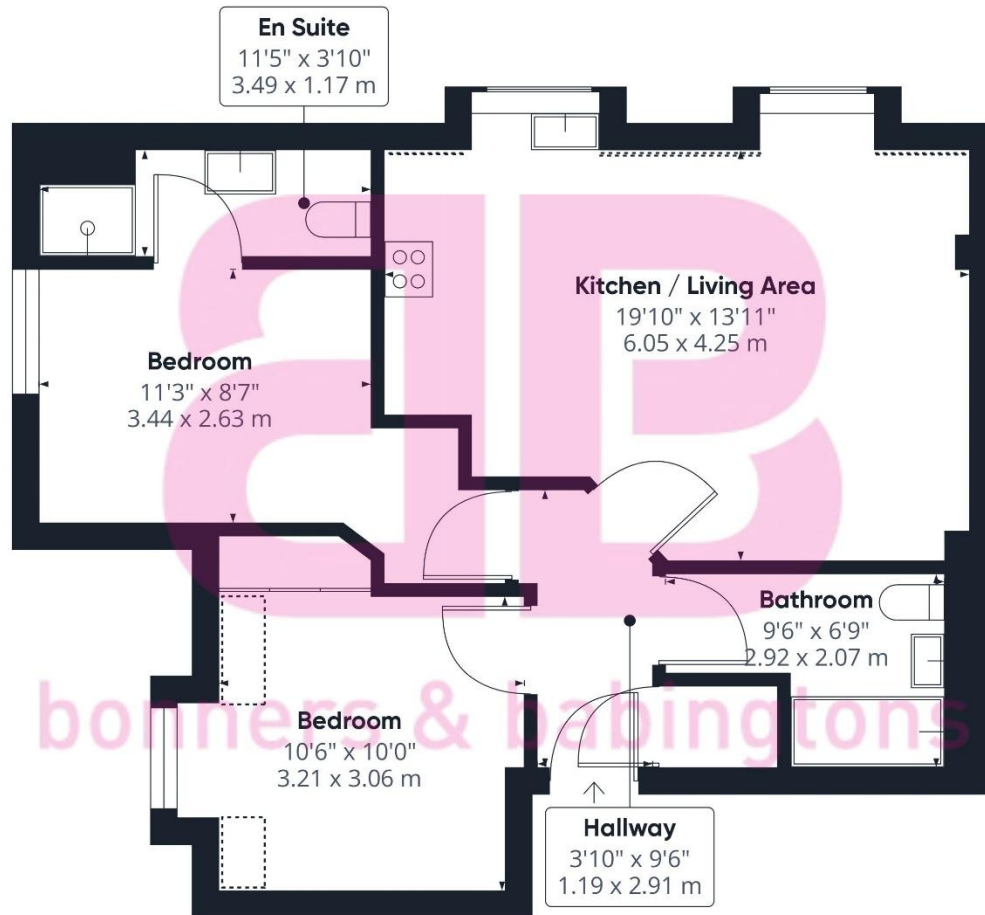
The modern kitchen is fully equipped with integrated appliances and offers plenty of storage and worktop space. The open plan living and dining area is flooded with natural light, creating a bright and airy space perfect for entertaining guests or relaxing after a long day.

The development is highly sought after, offering a secure and peaceful environment with well-maintained communal gardens and allocated parking. The location is ideal for commuters, with Marlow train station just a two minute walk away, providing easy access to London and the surrounding areas. The property is also only a short walk to Marlow Town Centre with its lively bars and restaurants as well as riverside parkland, picturesque bridge and Church.

This property would make an ideal first time purchase or investment opportunity, with strong rental demand in the area. Don't miss out on the chance to own this stunning apartment in a highly desirable location.

BONNERS & BABINGTONS offer -
Sited in a delightful gated development only a short walk to Marlow High Street this spacious two double bedroom apartment is available with no onward chain. Benefitting from en suite, allocated parking and upper floor positioning this is not to be missed!





Approximate total area⁽¹⁾

641.96 ft²
59.64 m²

Reduced headroom

11.3 ft²
1.05 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360



bonners & babingtons

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

01628 333800

www.bb-estateagents.co.uk



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