



bonners & babingtons

Primrose Lea  
Marlow





Primrose Lea  
Marlow  
Buckinghamshire  
SL7 2QL

**Tenure:** Leasehold

**Price:** £290,000

**Annual Service Charge:** £1320 per annum

**Annual Ground Rent:** TBC

**Tax Band:** D

**Local Authority:** BCC

**EIR:** 42





This charming ground floor two-bedroom apartment is located on a bespoke development less than half a mile north of Marlow town centre. It offers:

Two well-proportioned bedrooms, Living Room and Separate Breakfast Kitchen, Family Bathroom, Residents' Parking, large communal gardens and no onward chain.

The layout is practical and welcoming, with all accommodation on one level. The living space is bright and spacious, ideal for both relaxing and entertaining. The property is within walking distance of Marlow High Street, the train station, and scenic countryside walks, making it perfect for first-time buyers, downsizers, or investors.

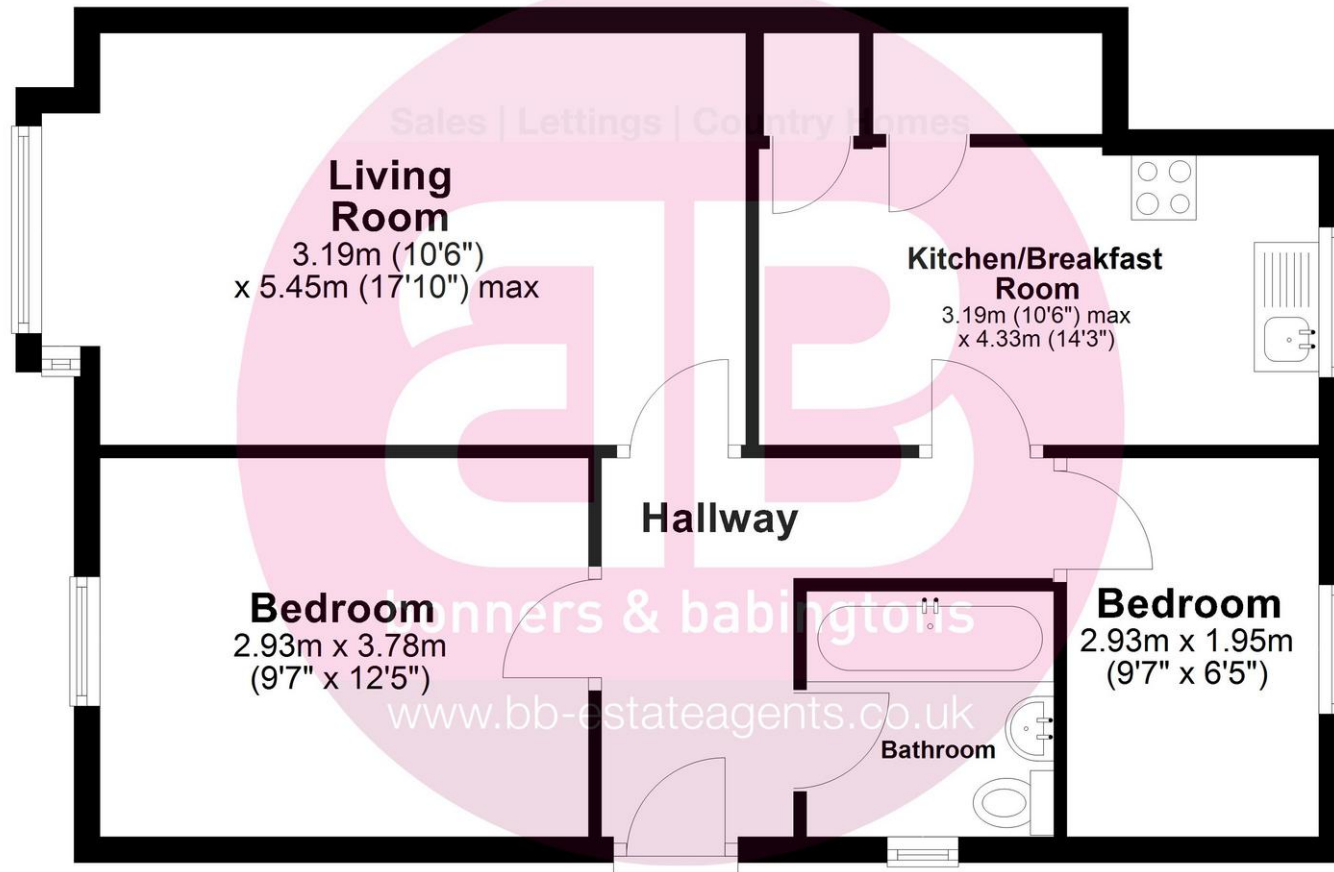
Marlow town centre is a thriving and stylish riverside community with a comprehensive range of shops and excellent pubs and restaurants. Nearby Marlow Station has a regular train service to London Paddington via Maidenhead (from 44 mins) with links to the City of London, via the Elizabeth Line. Access 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.



# Ground Floor

Approx. 57.9 sq. metres (623.0 sq. feet)



Total area: approx. 57.9 sq. metres (623.0 sq. feet)



bonners & babingtons

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

01628 333800

marlow@bb-estateagents.co.uk

rightmove

OnTheMarket

Zoopla.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