



## Dunstable House, Marlow, Buckinghamshire

**TO LET £3,250 PCM**

**Unfurnished**

A LUXURY TWO BEDROOM, TWO BATHROOM RIVERSIDE APARTMENT WITH A PRIVATE TERRACE. The property offers stunning views of the River Thames and Higginson Park. UNFURNISHED. EPC rating C. CONTACT BONNERS AND BABINGTONS 01628 333800

- EXCEPTIONAL AND MOST DESIRABLE LOCATION
- PRIVATE BALCONY WITH OUTSTANDING VIEWS OF THE RIVER
- TWO LARGE DOUBLE BEDROOMS
- BATHROOM AND SEPARATE SHOWER ROOM
- SPACIOUS LIVING AREA WITH OPEN FIREPLACE
- 27ft MOORING
- SECURE PARKING
- GARAGE
- COMMUNAL GARDENS

### Office Numbers:

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### Head Office Address

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

### Description:

A LUXURY TWO BEDROOM, TWO BATHROOM RIVERSIDE APARTMENT WITH A PRIVATE TERRACE. The property offers stunning views of the River Thames and Higginson Park.

The accommodation comprises:

Two large double bedrooms; both with plentiful storage  
Spacious and light living/dining room with double sliding doors to the balcony,  
wood flooring and an open fireplace  
Kitchen with integrated appliances  
Modern bathroom plus an additional shower room

To the outside:

Lovely balcony/terrace overlooking the river Thames and Marlow bridge  
Large garage with parking in front in a security gated area  
Communal gardens  
27ft Mooring available

Marlow town centre is a thriving and stylish riverside community with a comprehensive range of shops, excellent pubs and restaurants. Nearby, Marlow Station has a regular train service to London Paddington via Maidenhead (from 1hr 5 mins). Access to the M4 and M40 is via the A404(M) and London Heathrow Airport is about 22 miles away. There are also a wide range of educational and recreational facilities in the area. Excellent local schools are numerous and include Sir William Borlase Grammar School 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 G

### 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 week's rent.

### Security Deposit required:

5 weeks rent payable before moving in.

### Directions

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

