



## Little Boltons, Marlow, Buckinghamshire

**TO LET £1,750 PCM**

**Unfurnished**

A very well presented two bedroom ground floor maisonette with a good size garden and within easy reach of the town centre and train station. EPC rating D. CONTACT B&B LETTINGS MARLOW

- GROUND FLOOR
- EASY ACCESS TO TOWN CENTRE AND TRAIN STATION
- PATIO AREA TO THE REAR
- GOOD SIZE ENCLOSED FRONT GARDEN
- OFF STREET PARKING

**Office Numbers:**

Chilterns | 01844 354554  
Marlow | 01628 333800  
Princes Risborough | 01844 343334  
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High Wycombe | 01494 485560  
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E : [lettings@bb-estateagents.co.uk](mailto:lettings@bb-estateagents.co.uk)

**Head Office Address**

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

**Description:**

A very well presented two bedroom ground floor maisonette with a good size garden and within easy reach of the town centre and train station. The property comprises:

- Entrance Hall
- Kitchen with appliances and
- Living room with electric fire
- Main bedroom
- Second bedroom
- Bathroom with shower over the bath.

The maisonette also benefits from a very attractive front garden with a central concrete path dividing two lawn areas, a patio area at the rear and residents off street parking.

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.

**Outgoings:**

Utility accounts, including council tax and telephone, are the responsibility of the tenants, who must provide their own contents insurance.

**Council Tax:**

Band C

**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 weeks rent.

**Security Deposit required:**

5 weeks rent payable before moving in.

**Directions**

Viewings strictly via the agents:

Bonnors and Babingtons

**01628 333800**

