



TO LET

Jarry Court, Marlow  
£2,100 pcm + security deposit

## **\*\*Stunning newly Refurbished 3-Bedroom Home in Jarry Court, Marlow\*\***

- Newly refurbished throughout
- 3 double bedrooms
- New kitchen/breakfast room
- Unallocated parking
- Large living room
- Gas Central Heating
- Single garage in separate block
- New bathroom with bath and shower
- Rainfall shower head
- Low maintenance rear garden



**£2,100 pcm +  
security deposit**

**Jarry Court,  
Marlow,  
Bucks  
SL7 1UJ**

**\*\*Stunning newly refurbished 3-Bedroom home in Jarry Court, Marlow\*\***

Presenting this beautifully refurbished three double bedroom property located in an established location close to Marlow town centre and with very easy access to the A404 and motorways. Finished to a high standard throughout, this charming home offers a spacious and modern living environment ideal for families and professionals alike.

Step inside to a large living room with good natural light, providing the perfect space for relaxation and entertaining. The newly fitted kitchen/breakfast room is a superb addition, featuring contemporary fixtures with ample room for dining.

Further accommodation comprises three double bedrooms, offering flexible living arrangements. The new bathroom is thoughtfully designed with both a bath and a shower equipped with a luxurious rainfall shower head, combining style and functionality.

Additional benefits include gas central heating ensuring warmth and comfort all year round, parking (unallocated), and the convenience of a single garage located in a separate block. Outside, a low maintenance

#### >> Key Features

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rear garden offers a private outdoor space, perfect for enjoying the fresh air without the hassle of extensive upkeep.

This property truly combines modern living with practicality in a sought-after location. Early viewings are highly recommended to avoid disappointment.

### **\*\*Key Features:\*\***

- Newly refurbished throughout
- Three double bedrooms
- Spacious living room
- New kitchen/breakfast room
- New bathroom with bath and rainfall shower head
- Gas central heating
- Parking
- Single garage in separate block
- Low maintenance rear garden
- Small 'office / homework space' in hallway

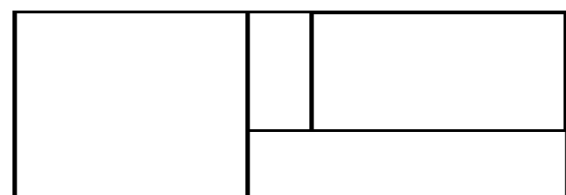
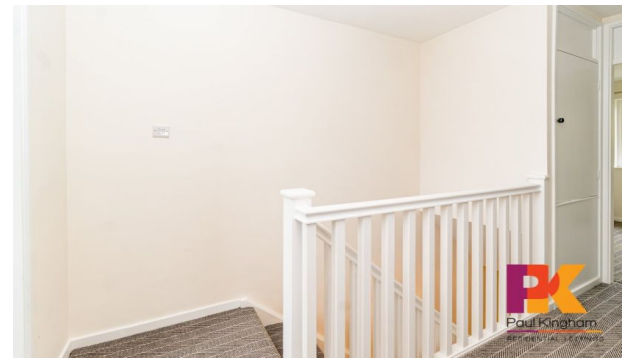
Contact us today to arrange your viewing and make this lovely house your new home!

Council tax band D (Bucks County Council). Energy efficiency rating grade C. Managed by a propertymark member agent with full client money protection. No pets allowed now or at any time. IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.

Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.

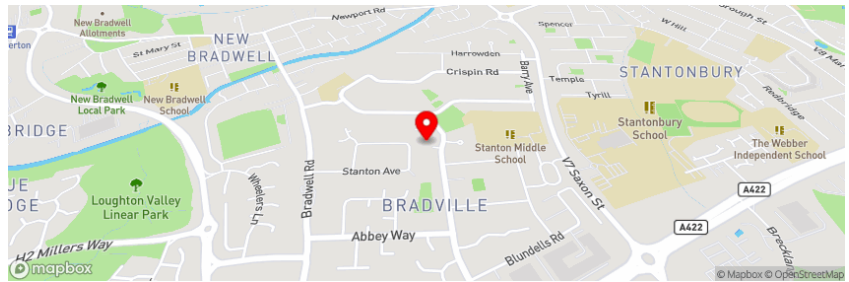






**Waiting for  
Floorplan**

## Directions



Certificate Number : 85349729840902783206

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85
69-80	C	72	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/85349729840902783206>

## Our Fees

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Paul Kingham Lettings cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.