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Peel Lodge





# Peel Lodge Marlow Buckinghamshire SL7 3FH

- Tenure: Leasehold
- Property Lease: 994 yrs
- Service Charge: £7,661p/a
- Ground Rent: £625
- Guide Price £500,000
- Buckinghamshire Council
- EPC Rating B (85/85)
- Council Tax Band Band E





This beautiful apartment comes with a video entry system, fully fitted kitchen, spacious living room, separate shower room, spacious master bedroom with en suite shower room and a further good size bedroom. The kitchen has been designed for practicality, with a fitted fridge, freezer and a waist-height oven to save bending down. There's also an integral washer/dryer fitted. The main bedroom comes complete with fitted wardrobes as well as TV and telephone points, with even the smallest details considered. Set within beautiful landscaped grounds and located on Dean Street in Marlow, Peel Lodge is a delightful development of 30 one and two bedroom retirement apartments.

#### About the Development

The development's stunning Owners' Lounge with Coffee Bar, leads directly out into a patio area with landscaped gardens; both providing the perfect setting for enjoying one of the many lifestyle events with fellow Owners, or for quietly relaxing with a good book. Furthermore, the Guest Suite offers the perfect retreat for visiting family and friends.

#### Social and Communal Lifestyle

Communal gardens are carefully landscaped, giving you the perfect place to relax and enjoy an afternoon cup of tea, without having to worry about the maintenance and upkeep that a large garden so often demands. The carefully designed Owners' Lounge comes complete with a coffee bar and is a popular feature, providing the perfect venue for entertaining, participating in activities organised by your Lodge Manager, or just relaxing with a book.

Events include everything from coffee mornings, Gin and Tonic afternoons, to fitness classes, giving you the chance to socialise as much as you like throughout the year.

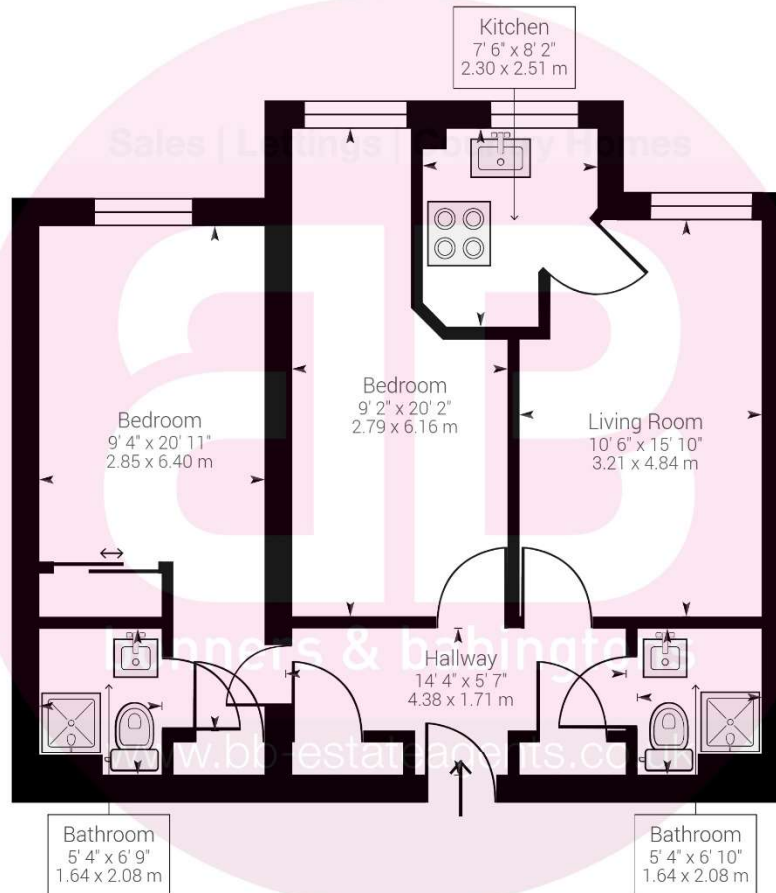
#### Safety and Security

The fully furnished Guest Suite provides an ideal space for your family and friends to stay over when visiting, while a lift to all floors is installed for your convenience.

This apartment comes complete with a 24 hour emergency Careline system, while a camera entry system is installed as standard, so you can feel safe and secure in your retirement. Intruder alarms and fire alarm systems are fitted throughout the Lodge, while a Lodge Manager is on hand to assist you with anything else you might need.







Approximate net internal area: 708.87 ft<sup>2</sup> / 65.86 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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#### Disclaimer

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