



## Castleton Court, Marlow, Buckinghamshire, SL7 3HW

**TO LET £1,795.00 pcm**

**Unfurnished**

A well presented three bedroom mid terrace house which is located in a most ideal location of the town centre and within catchment for Sandygate and Holy Trinity School. EPC rating C. UNFURNISHED. CONTACT B&B LETTINGS 01628 333800

- GARAGE
- PRIVATE REAR GARDEN
- CLOSE PROXIMITY TO THE TOWN CENTRE
- SPACIOUS MODERN KITCHEN WITH APPLIANCES
- FAMILY BATHROOM WITH SEPARATE SHOWER
- SORRY NO PETS
- OFF STREET PARKING

**Office Numbers:**

Chilterns | 01844 354554  
Marlow | 01628 333800  
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**Head Office Address**

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

## Description

A well presented three bedroom mid terrace house which is located in a most ideal location of the town centre and within catchment for Sandygate and Holy Trinity School.

The accommodation comprises;

### GROUND FLOOR

Entrance hall

Large living room with doors leading to garden

Modern kitchen with fitted appliances

### FIRST FLOOR

Landing

Main bedroom with fitted wardrobes

Further double bedroom

Single bedroom

Bathroom with bath and separate shower

The property also benefits from a courtyard garden, garage and 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 1hr 5 mins) with links to the City of London, further enhanced when Crossrail opens in Maidenhead. Access to the M4 and M40 is via the A404(M) and London Heathrow is about 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 D

## Terms

12-month tenancy agreement

Unfurnished

No smokers please

White goods included

## Restrictions:

No pets

## 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 Marlow

**01628 333800**

