



KINGFISHER  
HOUSE



bonners & babingtons

Kingfisher House  
Marlow

Kingfisher House  
Dedmere Road  
Marlow  
Buckinghamshire  
SL7 1PG

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**Tenure:** Share of Freehold

**Guide Price:** £450,000

**Annual Service Charge:** £1,000  
p/a inclusive of building insurance

**Annual Ground Rent:** £0

**Council Tax Band:** D

**EPC Rating:** C



A superb 3 bedroom duplex apartment with well proportioned rooms, situated in a prime location within an easy walk of the town centre and train station.

The property is offered 'for sale' with NO UPPER CHAIN and the 'Share of Freehold'.

The accommodation briefly comprises entrance hall, good size living room with French doors opening onto a balcony, fitted kitchen with integrated appliances, landing, 2 double bedrooms and bathroom. On the first floor there is a good size principle bathroom with storage.

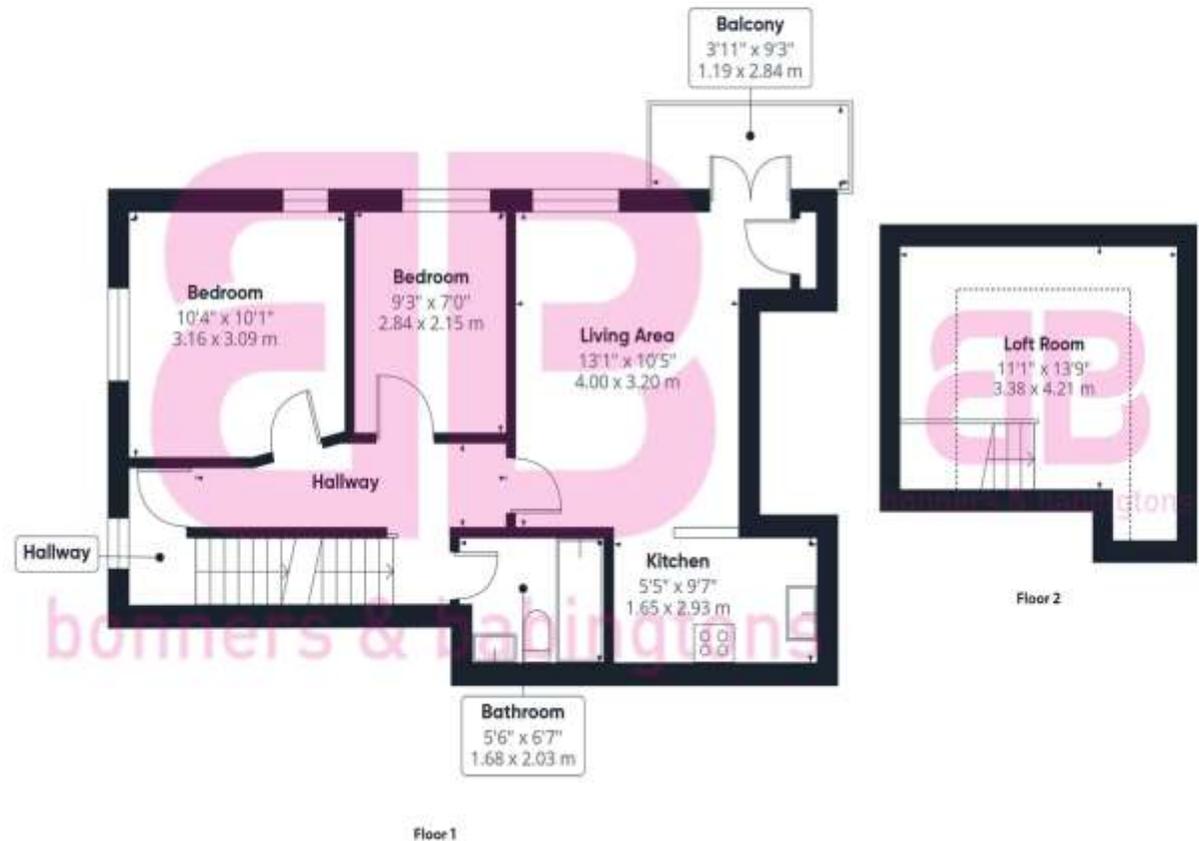
Outside there is allocated parking for 2 cars and a beautifully kept enclosed communal garden. The property benefits from gas central heating and double glazing.

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.





**Approximate total area<sup>(1)</sup>**

660 ft<sup>2</sup>  
61.3 m<sup>2</sup>

**Balconies and terraces**

37 ft<sup>2</sup>  
3.4 m<sup>2</sup>

**Reduced headroom**

73 ft<sup>2</sup>  
6.7 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft 1.5m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS PMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS PMS 3C.

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