



1 Ravenscourt, Gunthorpe Road, Marlow SL7 1XY

welcome to

1 Ravenscourt, Gunthorpe Road, Marlow

Forming part of a well managed block in a popular residential area is this well presented maisonette in good condition located within walking distance of Marlow train station and town centre. The property comprises: Two double bedrooms, one contemporary white bathroom suite, shaker style kitchen and a 21ft living room. Noteworthy features of this maisonette are a private parking space and plenty of visitors parking along with the added benefit of **NO ONWARD CHAIN**.



Ravenscourt, Gunthorpe Road, Marlow, SL7

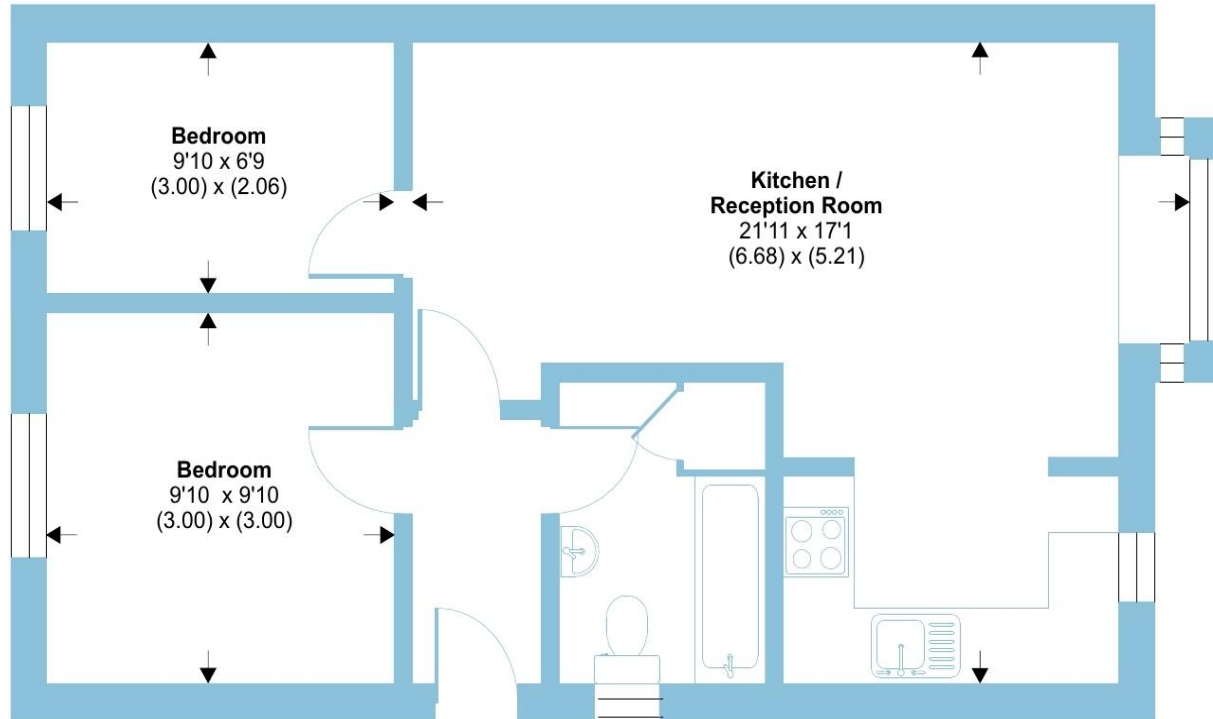
Approximate Area = 525 sq ft / 48.8 sq m

For identification only - Not to scale



Disclaimer

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Barnard Marcus. REF: 1140373



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- NO ONWARD CHAIN
- WALKING DISTANCE OF TOWN & STATION
- ALLOCATED & VISITOR PARKING
- TWO DOUBLE BEDROOMS
- 21FT LIVING ROOM
- COMMUNAL GROUNDS
- CLOSE TO GLOBE PARK

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD121510 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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