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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



5 Crown Place
Marlow, SL7 3HL

O.I.E.O £400,000
Leasehold

**5 Crown Place
Marlow
SL7 3HL**

A Two Bedroom Maisonette

- Situated Within a Private Gated Development of only 6 Executive Homes
- Within a Short Walk of the High Street
- Well Maintained with a Modern, Contemporary Feel
- Roof Terrace and Balcony
- Living/Dining Room Open Plan to Modern Kitchen
- Two Bedrooms, Bedroom One with En Suite & Access to Roof Terrace
- Main Bathroom
- **NO ONWARD CHAIN**



NO ONWARD CHAIN - Available for sale, is this large, superb Two Bedroom Maisonette situated within a Private Gated Development of just six similar executive homes. Located within a short walk from the High Street, Station, Higginson Park and the River Thames this most attractive property has been very well maintained and would suit investment purchasers, first time purchasers or those wishing to downsize. The property benefits from a private entrance, a balcony and terrace. Early viewings are advised to avoid disappointment.

Accommodation

From the Ground Floor Entrance, stairs rise to the First Floor with access to the Living/Dining/Kitchen and Second Bedroom. The Living/Dining room is a lovely bright space with wood effect flooring and is open plan to the modern Kitchen which is fitted with a range of white contemporary eye level and base units with complementary worktops over - double doors open onto a Juliette balcony. The Second Bedroom has a built-in wardrobe and a glazed door opening onto a Juliette Balcony. Also on this floor is the modern fitted Bathroom. The Landing to the second floor has a good size storage cupboard. Bedroom One is of a substantial size with ample storage provided by way of built-in wardrobes/storage cupboards along one wall - this space is flooded with natural light through the velux windows and large glazed door leading out onto the fabulous roof terrace. There is a modern, fitted En Suite.





Exterior

The property is accessed via a Courtyard.

Situation

Marlow is a charming and historic town set in the banks of the River Thames and is surrounded by beautiful countryside. It is a perfect place for enjoying the river, shopping with a difference, walking around historical buildings or taking part in the many sports and recreational activities available within the local area. The railway station in Marlow provides access to London (Elizabeth Line and GWR) and access to the M4 and M40 is within a short drive. Excellent schools for children of all ages are available in Marlow and surrounding districts.

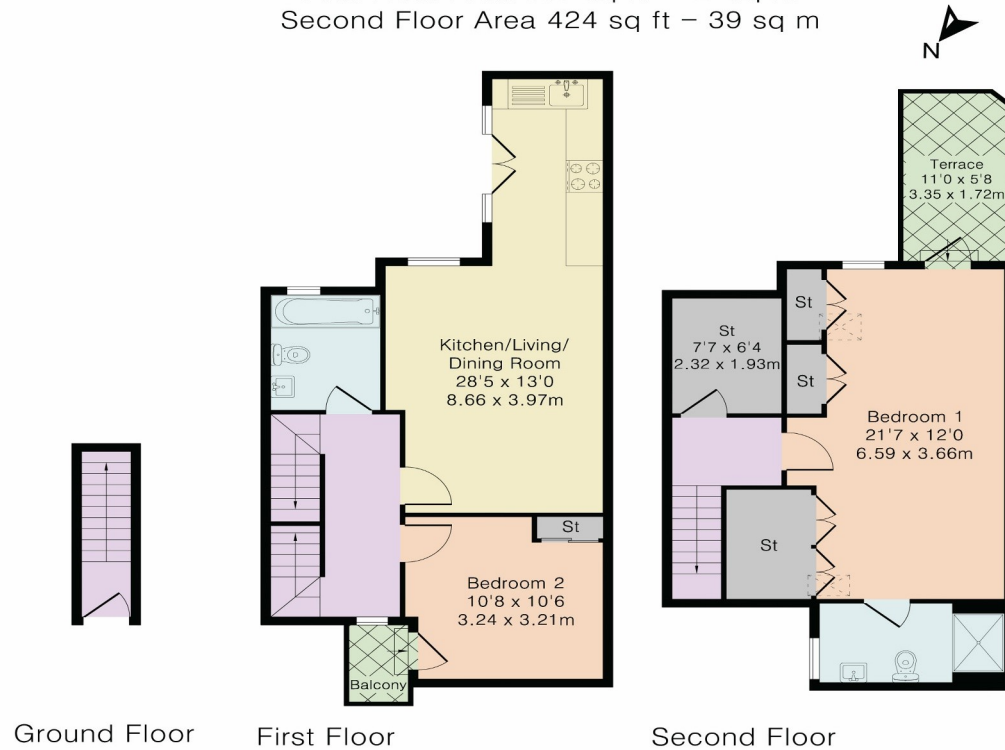
Directions

From the offices of **Simmons & Sons** Marlow, take a left into Chapel Street. Just past Boots the Chemist is a turning into Crown Lane. Crown Place is located on the left hand side. A representative of Simmons & Sons will meet you outside the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area 931 sq ft – 86 sq m
First Floor Area 507 sq ft – 47 sq m
Second Floor Area 424 sq ft – 39 sq m



Council Tax/Wycombe

Tax Band D

Lease Length 99 Years from 24/12/04

Ground Rent - £350 P.A.

Services charges - £1120 P.A.

LEASE INFORMATION: This information has been provided by the seller. Any buyer entering into negotiations should satisfy themselves with respect to these charges

VIEWINGS - Strictly by appointment with:

Simmons & Sons

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E: sales@simmonsandsons.com



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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