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HENLEY-ON-THAMES | MARLOW | BASINGTOKE

**SIMMONS & SONS**

**Bobmore Lane, Marlow**

Well Maintained Spacious Ground Floor Maisonette

**Asking Price £382,000**

Share of Freehold

## 6 Denton Court, Bobmore Lane

Marlow, SL7 1GW

- Lounge/Diner with Door Leading on to the Rear Patio Area & Communal Gardens
- Modern Fitted Kitchen with Breakfast Bar
- Two Double Bedrooms
- Modern Family Bathroom
- Patio Area which Opens on to the large Well-Maintained Communal Gardens
- Privately Owned Parking Bay & Visitor Parking
- Share Of Freehold
- **NO ONWARD CHAIN**



Introducing this charming Ground Floor Maisonette in the sought-after area of Marlow. Boasting its own front & back door and well-maintained communal areas, this property offers open plan living with good-sized bedrooms and a patio area that opens to the large communal gardens, perfect for enjoying the outdoors. Ideal for First Time Buyers, Buy-To-Let Landlords, or those looking to downsize without stairs, this property comes with the added benefit of NO ONWARD CHAIN and 1 private parking space and visitor parking. Situated just 0.6 miles level walk from the top of Marlow High Street, residents can enjoy a range of shops, restaurants, and coffee shops. The property is also conveniently located near Great Marlow School and other nearby schools for all ages. With easy access to the A404 and excellent links to the M40 & M4, this home offers convenience for daily commuters. This 632 sq. ft property features 2 bedrooms, 1 bathroom, has been modernised throughout and is in excellent condition, making it an attractive option for home buyers looking for a comfortable and convenient living space.



## Exterior

To the front of the property there are well maintained communal areas including lawn areas, pathways and mature shrub borders. To the rear of the property there is a private Patio area that then leads on to extensive well maintained communal garden with mature shrub borders.

## Situation

Marlow is a charming and historic town set on the banks of the River Thames, surrounded by the beautiful Chiltern countryside designated as an Area of Outstanding Natural Beauty. Marlow offers a variety of cafes, bars and restaurants and is a perfect place for enjoying the River Thames and shopping with a difference. Many recreational activities are available within the local area and there are excellent schools for children of all ages available in both Marlow and surrounding districts. Marlow station provides access to London Paddington (GWR & Elizabeth Line) and is within easy access of the M4 and M40.



## Services

Heating: Electric

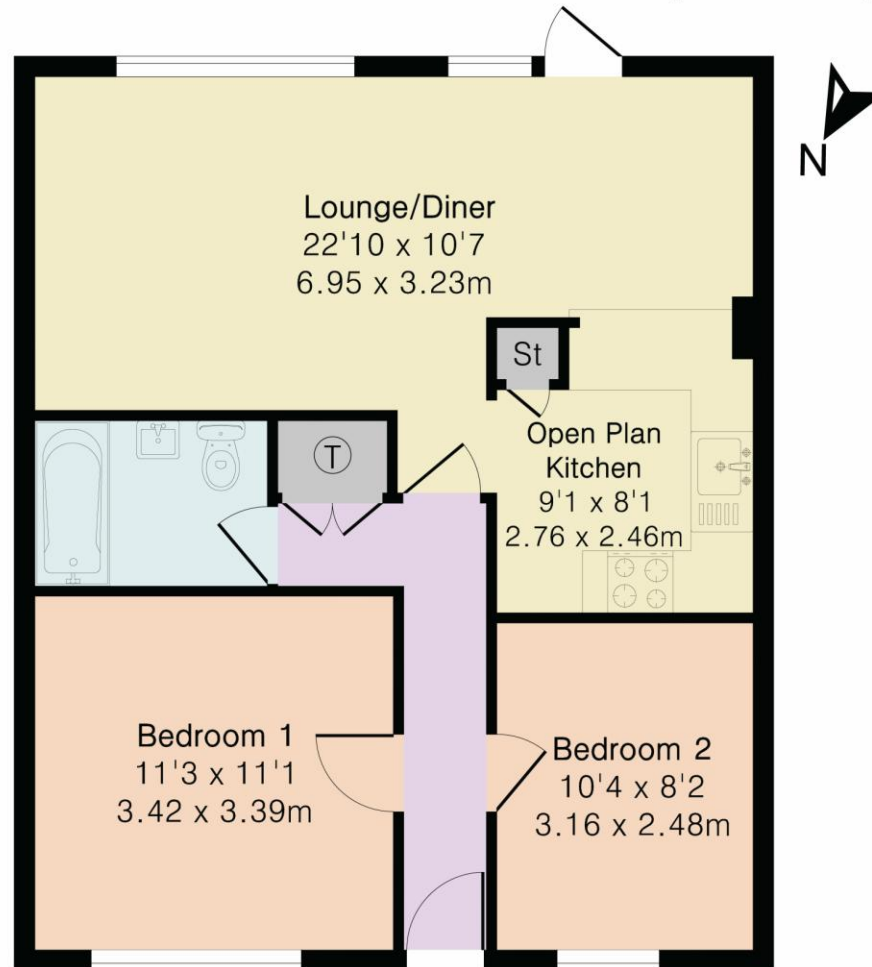
Water: Mains Supply

Sewerage: Mains Supply

Lease info:

- 965 years remaining
- Ground Rent - £0
- Service Charges - £1200 PA

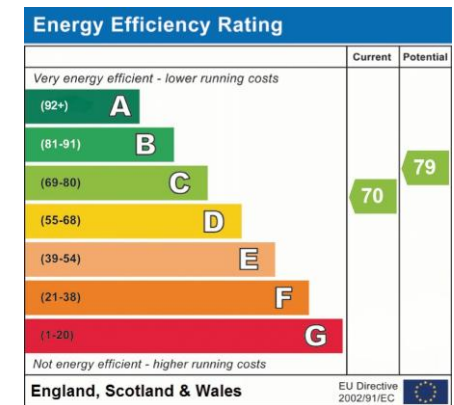
**Approximate Gross Internal Area 632 sq ft - 59 sq m**



Local Authority - Buckinghamshire Council

Council Tax Band - D

Energy Performance Rating - C70



VIEWINGS - Strictly by appointment only  
with Simmons & Sons - Marlow Sales

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