



**Asking Price £450,000 Leasehold**

**2 Bedroom, Apartment - Retirement**

14, Peel Lodge Dean Street, Marlow, Buckinghamshire, SL7 3FH



**0800 077 8717**



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**Sales & Lettings**  
Retirement Property Specialists

# Peel Lodge

Situated on Dean Street, Peel Lodge is a stylish development of 30 one and two bedroom retirement apartments. The development is just a stone's throw away from the vibrant Georgian market town of Marlow. It is made up of historic streets and an abundance of boutique shops, restaurants, cafes and bistros, all adding to the town's unique charm. It's an ideal place for socialising or simply relaxing with a coffee overlooking the River Thames, or you can visit the artisan food and craft market on Saturday.

Marlow is reputed to be one of the loveliest locations on the River Thames, alongside the woodlands of the Chiltern Hills and in the location of Marlow Lock. Marlow's most famous landmark is the suspension bridge which spans the River Thames and joins the counties of Buckinghamshire, Berkshire and Oxfordshire. There are two regattas, which take place within Marlow the Town Regatta and Marlow International Regatta, both provide a real buzz within the town in the summer time. Higginson Park is located nearby on the Thames with the option of taking a river cruise. The Thames Trail is one of the most walked paths in Britain and passes alongside the river in the park. Marlow Sport Club is also attached to Higginson Park and hosts tennis, cricket, and netball, perfect for the more active retiree.

Getting out-and-about around Marlow couldn't be easier, with access to central London approximately 30 miles to the east, and bordered with the picturesque counties of Berkshire and Oxfordshire. Marlow is placed for good major road and rail links including the M40, M4, M25 and the Great Western Railway from Maidenhead station. From the local railway station you can venture out to Bourne End, Maidenhead, Reading, Henley-on-Thames, Windsor & Eaton and farther afield.

Peel Lodges manager is on hand throughout the day to support the Owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Peel Lodge has been designed with safety and security at the forefront. The Apartment has an emergency Careline system installed, monitored by the onsite House Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline alarm, secure entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Peel Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Peel Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.



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# Property Overview

## **\*\*TWO BEDROOM TWO BATHROOM RETIREMENT APARTMENT\*\***

Churchill Sales & Lettings are delighted to be marketing this stunning two bedroom, two bathroom first floor apartment. The property offers deceptively spacious accommodation throughout and is presented in very good order throughout.

The Living Room offers ample space for living and dining room furniture. A large window provides lots of natural light and a door leads through to the kitchen.

The Kitchen is accessed via the Living Room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a frost-free freezer and washer/dryer. A window allows for light and ventilation.

Bedroom One is a generous double room with a useful store cupboard and built-in mirrored wardrobe with plenty of space for additional bedroom furniture if required. A door also opens to an additional storage cupboard.

The En Suite Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Bedroom Two is another good sized room which could also be used as a separate Dining Room, Study or Hobby Room.

The Shower Room also has a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment are two useful storage cupboards located in the hallway.

Call us today to book your viewing at Peel Lodge!



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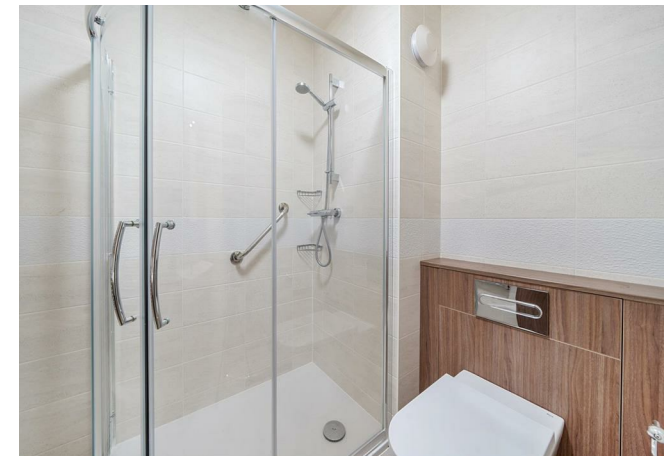
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# Features

- Two bedroom two bathroom retirement apartment
- En Suite Shower to Bedroom One
- First floor conveniently located for the stairs
- Excellent decorative order throughout
- Lift access to all floors
- Fully fitted kitchen with integrated appliances
- Super efficient Ground source heating
- Lodge manager available 5 days a week
- 24 hour Careline system for safety and security
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country



# Key Information

Service Charge (Year Ending 31st May 2027): £6,103.07 per annum.

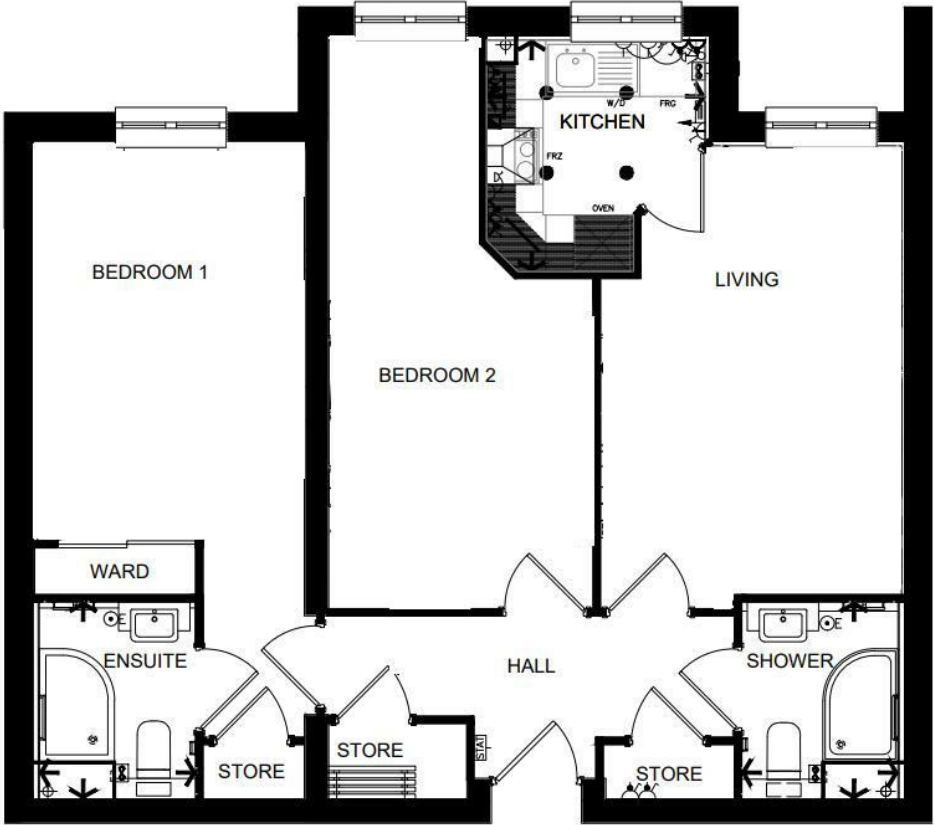
Ground rent £894.54 per annum. To be reviewed in June 2032

Council Tax Band E

999 year Lease commencing June 2018

Please check regarding Pets with Churchill Estates Management.

Service charges include: Ground Source Heating, Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.



EPC Rating: B

|             |       |               |     |        |                |     |
|-------------|-------|---------------|-----|--------|----------------|-----|
| Living      | Width | 10'-6" [3210] | max | Length | 16'-2" [4935]  | max |
| Kitchen     | Width | 7'-8" [2325]  | max | Length | 8'-1" [2465]   | max |
| Shower Room | Width | 5'-6" [1665]  | max | Length | 6'-11" [2100]  | max |
| Bedroom 1   | Width | 9'-4" [2840]  | max | Length | 20'-8" [6305]  | max |
| Ensuite     | Width | 5'-6" [1665]  | max | Length | 6'-11" [2100]  | max |
| Bedroom 2   | Width | 9'-2" [2785]  | max | Length | 19'-11" [6060] | max |

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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