



## Berwick Road, Marlow, Buckinghamshire

**TO LET £1,350 PCM**

**Unfurnished**

A brand newly refurbished, self contained one bedroom ground floor apartment situated in a quiet location within 0.5 miles of Marlow High Street. UNFURNISHED. EPC Rating C.

- NEWLY REFURBISHED
- MODERN AND HIGH SPECIFICATION
- GROUND FLOOR
- 0.5 MILES FROM MARLOW HIGH STREET
- COMMUNAL GARDENS
- ALLOCATED OFF STREET PARKING
- SELF CONTAINED ENTRANCE

**Office Numbers:**

Chilterns | 01844 354554  
Marlow | 01628 333800  
Princes Risborough | 01844 343334  
Stokenchurch | 01494 485560  
High Wycombe | 01494 485560  
Aylesbury | 01296 337771  
W : [www.bb-estateagents.co.uk](http://www.bb-estateagents.co.uk)  
E : [lettings@bb-estateagents.co.uk](mailto:lettings@bb-estateagents.co.uk)

**Head Office Address**

Chilterns Office  
Robert House | 19 Station Road  
Chinnor | Oxfordshire | OX39 4PU

**Description:**

A brand newly refurbished, self contained one bedroom ground floor apartment situated in a quiet location within 0.5 miles of Marlow High Street.

The property comprises;

Self contained entrance to lounge/dining room

Kitchen

Double bedroom

Bathroom

The property further benefits from communal gardens and one allocated parking space.

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 1hr 5 mins) with links to the City of London. Access to the M4 and M40 is via the A404(M) and London Heathrow is about 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.

**Outgoings:**

Utility accounts, including council tax and telephone, are the responsibility of the tenants, who must provide their own contents insurance.

**Council Tax:**

Band C

**Terms:**

12-month tenancy agreement

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No smokers please

White goods included

**Restrictions:**

No pets preferred

(If pet permitted the landlord reserves the right to increase the rent)

**Holding Deposit:**

Equivalent to one weeks rent.

**Security Deposit required:**

5 weeks rent payable before moving in.

**Directions**

Viewings strictly via the agents:

Bonnors and Babingtons

