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SIMMONS & SONS



Denton Court, Marlow

A spacious split-level maisonette offering versatile living accommodation

Guide Price £425,000

Share of Freehold

12 Denton Court, Bobmore Lane

Marlow, SL7 1GW

- Lounge/diner with door leading on to the balcony and raised ceiling to the mezzanine room
- Main bedroom on the First floor with ensuite shower room
- Fitted kitchen
- Second bedroom on the second floor along with the main bathroom
- Mezzanine room on the second floor is multi-functional and makes the property versatile in use
- Garage situated in a row of garages and visitor parking available
- Large well-maintained communal gardens
- No onward chain



A spacious and versatile two-bedroom duplex maisonette located in the sought-after Denton Court, Marlow. The property benefits from a share of freehold and is offered for sale with no onward chain, making it an ideal opportunity for buyers seeking a ready-to-move-in home. The accommodation is thoughtfully arranged over two levels, featuring a bright and airy lounge/diner with a door leading onto a balcony, complemented by a raised ceiling that extends to the mezzanine room, creating an open and inviting living space. The fitted kitchen includes a wall-opening that allows natural light to flood in while offering views over the rear of the property. The first floor houses the main bedroom, complete with an ensuite shower room. On the second floor, you will find a second bedroom alongside the main bathroom. Additionally, the mezzanine room on this level offers flexible use, ideal as a home office, study, or additional living area. Externally, the property benefits from a garage situated within a row of garages and convenient visitor parking. Residents also enjoy access to large, well-maintained communal gardens, enhancing the overall appeal. This duplex flat offers a comfortable and adaptable living environment within a desirable location.



Exterior

To the front of the property there are well maintained communal areas including lawn areas, pathways and mature shrub borders. A pathway leads to the rear of the properties where there is an 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

Broadband: Ask Agent

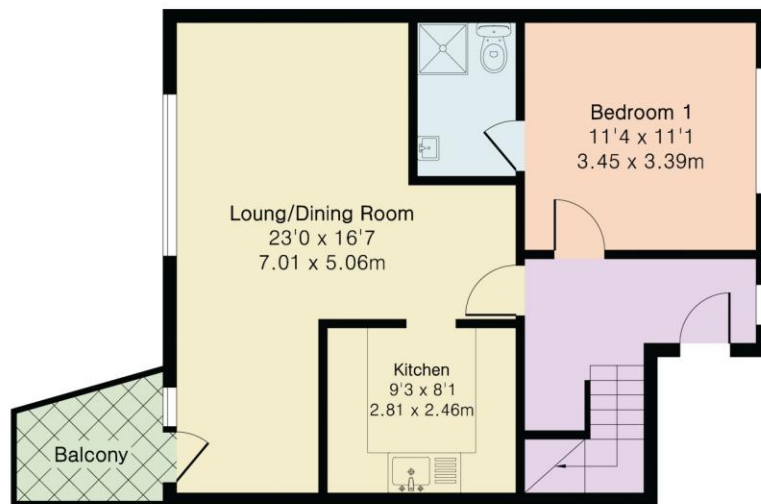
Share of freehold info: 999 years from 14AUG1996,
Ground Rent £0, Service charge £1,283.64 a year

**Approximate Gross Internal Area 1103 sq ft - 103 sq m
(Excluding Garage)**

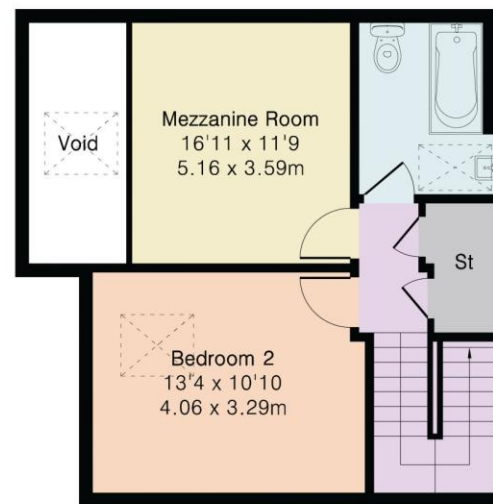
First Floor Area 612 sq ft – 57 sq m
Second Floor Area 491 sq ft – 46 sq m
Garage Area 157 sq ft – 15 sq m



Garage



First Floor

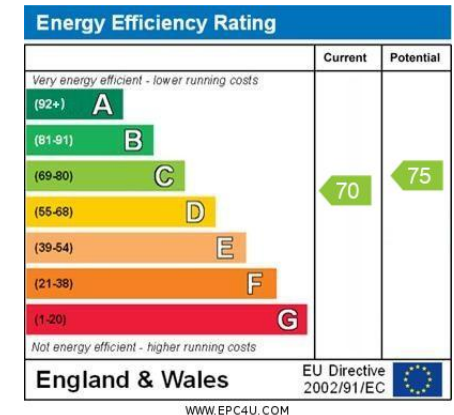


Second Floor

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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