

Thames & Country

24 Laurance Court

Top Floor · No One Above · Central Marlow

Dean Street, Marlow, Buckinghamshire

Guide Price £280,000

1

BEDROOM

1

BATHROOM

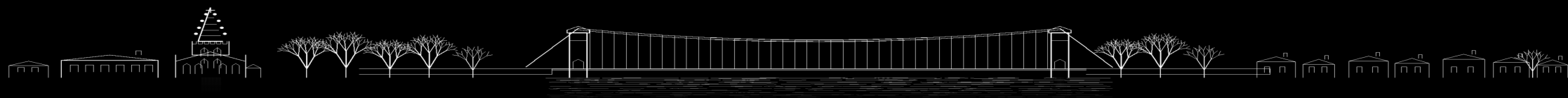
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PARKING

593

SQ FT

Share of Freehold · No Onward Chain · EPC Rating C · Council Tax Band D







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24 Laurance Court

Dean Street · Marlow · Buckinghamshire SL7 3BW

A rare top-floor apartment in one of central Marlow's most settled and sought-after developments, offered with share of freehold and no onward chain. Set on the second floor with no one above, it makes the most of characterful vaulted ceilings, skylights and an elevated outlook, with just under 600 square feet of well-planned space, its own loft storage and a parking space at the door.

Private Entrance Hall | Loft Storage Hatch
Open-Plan Sitting & Dining Room | Bay Window
Generous Separate Kitchen | Twin Skylights
Large Double Bedroom | Built-in Eaves Storage
Recently Upgraded Bathroom | Shower over Bath

Key Features

Top Floor · No One Above
Share of Freehold · 990-Year Lease
Chain Free · Move-in Ready
c.593 Sq Ft | Recently Fitted Gas Boiler

Setting & Parking

Quiet, Tree-Lined Development | Communal Grounds
Parking Space at the Building Entrance
Private Loft Storage
Marlow High Street approx 0.2 Miles











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24 Laurance Court

Some flats simply give you a front door and four walls. This one gives you a genuine sense of place. Set on the top floor of a quiet, sought-after development in the heart of Marlow, 24 Laurance Court has no one above and enjoys the character that only a top-floor home can offer, with vaulted ceilings, skylights and an elevated outlook across the rooftops. Offered with share of freehold and no onward chain, it is ready to move straight into.

The open-plan sitting and dining room is the heart of the home, a bright and versatile space with a characterful vaulted ceiling, a restful green feature wall and a bay window overlooking the communal grounds, with easy room for both a full lounge suite and a dining table. The separate kitchen is a real surprise for an apartment of this size, generously proportioned and fitted with maple-effect units, dark worktops and a white metro-tiled splashback, with an integrated oven, gas hob and a stainless steel extractor. Twin skylights fill it with light, and a gas boiler has recently been fitted.

The large double bedroom is calm and comfortable, with a green feature wall, a dormer window framing an elevated view and built-in eaves storage. The bathroom has been recently upgraded to a contemporary standard, with large marble-effect tiling, a white suite with vanity storage and a bath with a shower over. Thoughtful, practical touches set the flat apart, including its own private loft storage off the hall and a parking space directly outside the building entrance, a genuine advantage this close to the High Street.

Laurance Court sits in a peaceful, tree-lined pocket of central Marlow, around 0.2 miles from the High Street and its cafes, independent shops, restaurants and the riverside beyond. Marlow rail station is roughly half a mile away for the branch line to Maidenhead and on to London Paddington and the Elizabeth line, while the M40 and M4 open up the wider commute. Highly regarded schools include Sir William Borlase's Grammar School, rated Outstanding by Ofsted.





24 Laurance Court

Location

Marlow, Buckinghamshire

Easy commuter access to

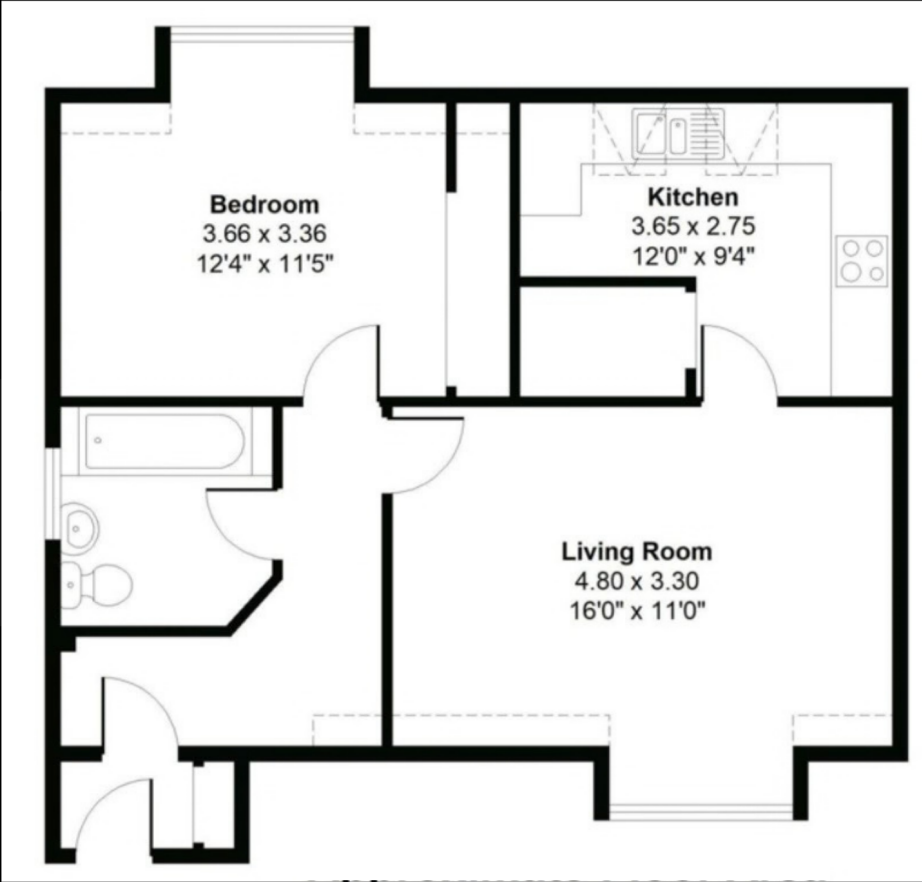
Marlow Station approx 0.5 mile · Maidenhead · Elizabeth line · Paddington
M40 (Handy Cross) · M4 · High Wycombe · Maidenhead

Essential Information

Guide Price	£280,000
Tenure	Share of Freehold · 990-year lease
Chain	No onward chain
Property Type	Second-floor (top-floor) apartment
EPC Rating	C (69)
Council Tax	Band D, Buckinghamshire Council
Internal Area	c.593 sq ft (55.2 sq m)
Accommodation	1 double bedroom 1 bathroom 1 reception
Heating	Gas central heating, new boiler
Outside	Communal grounds private loft storage
Parking	One space at the building entrance
Station	Marlow approx 0.5 mile



24 LAURANCE COURT



Total Approx Gross Area
55.16 m² 593.68 Sqft



01628 474000

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Thames & Country ©2023

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