



Bonners & Babingtons

Grainger House

Grainger House Findlay Mews Marlow Buckinghamshire SL7 1AP

- Tenure: Leasehold
- Property Lease: 114
- Service Charge: £1,914.64 (inc. building ins)
- Ground Rent: £395
- Guide Price: Price OIRO £375,000
- Buckinghamshire Council
- EPC Rating: C
- Council Tax Band: D



This stunning two-bedroom apartment is located approximately half a mile from the heart of Marlow. It is situated on a sought-after gated development with secure parking and is impeccably presented.

The apartment has been finished to an exceptionally high standard, with modern fixtures and fittings throughout. The kitchen is fully equipped with high-end appliances, including a dishwasher, fridge/freezer, and oven/hob.

The property boasts two spacious bedrooms, both of which are flooded with natural light, making them the perfect place to relax and unwind after a long day. The master bedroom benefits from an en-suite bathroom, complete with a modern shower, while the second bedroom is serviced by a separate spacious family bathroom.

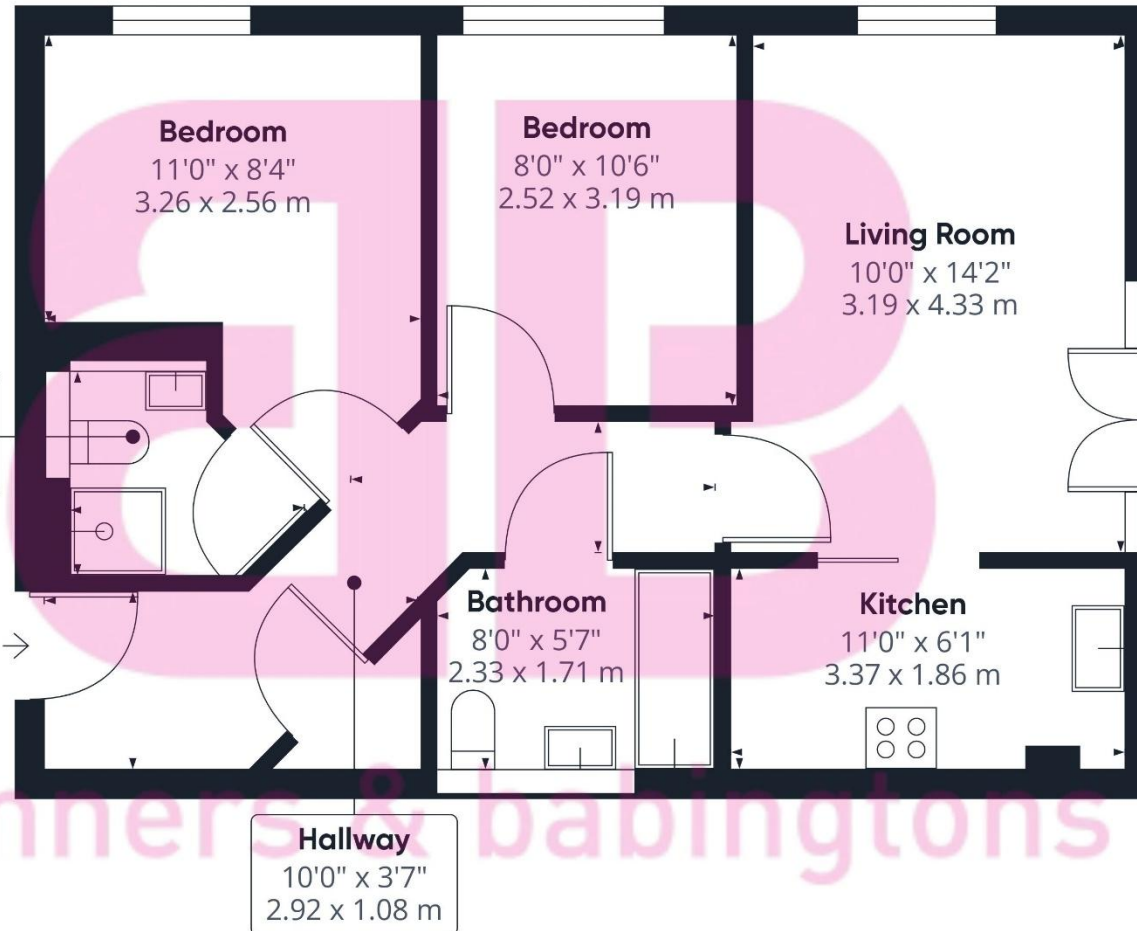
The apartment also features a lovely reception room with double-aspect windows and a balcony. This bright and airy room provides ample space for entertaining guests or simply enjoying some quiet time. There are also attractive far-reaching views.

The property is located within walking distance of the heart of Marlow, a picturesque town on the banks of the River Thames. Marlow is known for its stunning countryside, charming architecture, good schools,

excellent restaurants, cafes and independent shops, and outstanding sporting opportunities both on and off the river. The town is well-connected. The location of the property allows easy access to the M40 and M4 via the A404 bypass and to frequent coach services between Oxford and Heathrow/Gatwick at High Wycombe Coachway. It is also within easy reach of the station which connects at Maidenhead with the Elizabeth line and fast trains to London Paddington.

Overall, this superb two-bedroom apartment in Marlow is ideal as an investment, lock up and leave or the perfect place to call home.





Approximate total area[®]

604.93 ft²
56.2 m²

Reduced headroom

1.83 ft²
0.17 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



bonners & babingtons

3 Anglers Court, Spittal Street,
Marlow, Bucks, SL7 3HJ

01628 333800

www.bb-estateagents.co.uk



Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170