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14 Windsor House, Dean Street, Marlow Buckinghamshire SL7 3AA

**STYLISH GROUND FLOOR APARTMENT
OPEN PLAN LIVING SPACE WITH PRIVATE OUTDOOR COURTYARD
ONE DOUBLE BEDROOM: MODERN BATHROOM SUITE
SECURE GATED PARKING: CENTRAL LOCATION
IDEAL 'LOCK UP AND LEAVE' TYPE PROPERTY
NO ONWARD CHAIN: APPROX 119 YEARS UNEXPIRED LEASEHOLD INTEREST
COUNCIL TAX BAND D: EPC RATING C**



Completed by Shanly Homes in 2018, Windsor House is an attractive development of stylish apartments securely situated behind electric gates and ideally placed for the town centre.

Apartment 14 is a spacious ground floor apartment that benefits from an open plan living space opening out to a very private terrace. The double bedroom has built in wardrobes and is complemented by a modern bathroom.

The kitchen extends along one wall of the living space and is fitted with a range of matching wall and base units above and below fitted work tops with space for all the usual appliances.

There are secure gates leading to the parking area and an allocated parking space. This property could make an ideal 'lock up and leave' second home or a possible rental investment.

Marlow Station is under ½ mile (London Paddington via Maidenhead – Elizabeth Line) and the Marlow Business Park just over 1 mile. The Marlow bypass A404 offers direct routes to the M40 at J4 High Wycombe and the M4 at 8/9 Maidenhead. Local recreational facilities include, golf at Temple & Harleyford, walking, cycling and riding in the Hambleden Valley, rowing at Marlow Rowing Club; clubs for tennis, hockey, cricket and bowls can be found in Pound Lane, as well as the Court Garden Leisure Complex and the National Sports Centre at Bisham Abbey.

*** The seller is prepared to include the Current Service Charges for 2025 - 2027 (3 years) Currently £4210.58 per annum ***

HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

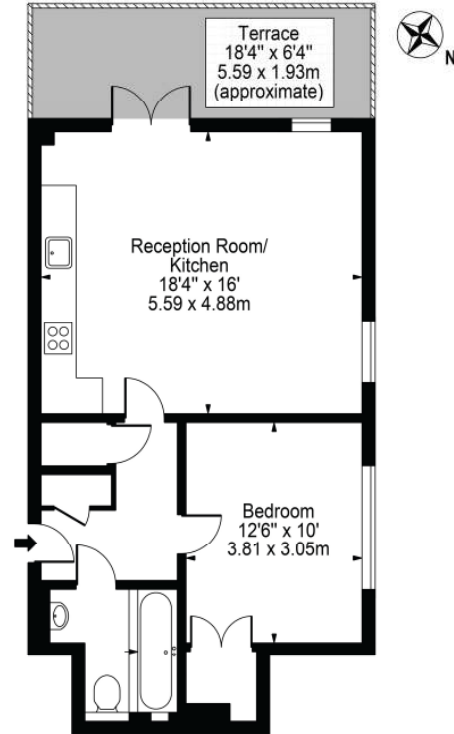
GUIDE PRICE . . . £400,000 . . . LEASEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment
Tel: 01628 522568 Email: bourneend@huntandnash.co.uk



The Courtyard, SL7
 Approx. Gross Internal Area 571 Sq Ft - 53.05 Sq M



Ground Floor
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings

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